



GRASSROOTS
REALTY GROUP

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724 Willacy Drive SE
Calgary, Alberta

MLS # A2322658



\$1,050,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,677 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Off Street, On Street, Single Garage A		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Str		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	Shed		

Welcome to Willow Park: a Premier Calgary residential community surrounding the Willow Park Golf & Country Club. This unique area sets itself apart from most Calgary neighborhoods through its spacious Mid-century homes, mature tree-lined streets, and the upscale Willow Park Village shopping center. You are close to all the shopping that matters. This distinguished home is the Ideal place to raise your family. This beautifully upgraded and Stylish Bungalow is drenched with warm natural light complemented with rich hardwood oak floors & 10 ft chandeliered vaulted ceilings, The main floor kitchen is a chef's dream with grani-crete countertops, premier appliances, large island with Espresso cabinets and a private stone patio courtyard right off the kitchen for your morning coffee. There is a shop for the DIY people in the house as well as a private office and study. A huge and beautiful stone woodburning fireplace cascades into the living room- another stunning fireplace was built downstairs. So many extras distinguish this home as classically stunning and unique. There are 4 large bedrooms on the main level/ some adorned with vaulted ceilings, a Spa Shower & patio doors that lead to the backyard. Downstairs is exciting: Turn Off your cellphones-here is a soundproof Media Room/Theatre and bar complete with Quality projector and screen. This functional professional recording studio is an unexpected surprise with the nearly 10' ceilings giving you a vibrant and true theatre experience. Whether you are watching a movie or creating content / streaming online, this space is the perfect setting for privacy and sound reduction. Also not to be missed is the hobby room, storage room and a cellar. All this with a single attached garage or if you have more toys a Double detached garage can be easily added to the back yard with approval. This Lovingly Cared-For

Home resonates with distinction - a rare find. Be prepared to conduct many house tours for friends and family whenever they arrive at "your place." You will be Proud of this home.