



GRASSROOTS
REALTY GROUP

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73, 10940 Bonaventure Drive SE
Calgary, Alberta

MLS # A2332519



\$399,900

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 586
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d53
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions:	N/A
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****Open house Friday July 31st 4-6pm****Welcome to sought-after Hearthstone Place in prestigious Willow Park. This spacious townhouse offers a great layout with comfortable living spaces throughout. The main floor features beautiful Brazilian teak hardwood flooring, a welcoming living room with a cozy gas fireplace, a dedicated dining room, and an eat-in kitchen with plenty of cabinetry and workspace. The kitchen provides a great space for family meals, morning coffee, and gathering with friends. Enjoy your own private outdoor space, ideal for summer evenings or relaxing outdoors. Upstairs, you will find three generously sized bedrooms, including a primary bedroom with a walk in closet and private ensuite. The fully developed basement offers additional living space with a separate recreation area and tons of storage. This well run complex offers fantastic amenities including an outdoor pool and hot tub for residents to enjoy during the warmer months. With two assigned parking stalls and a fantastic location, this home is perfectly situated across from Southcentre Mall, close to schools, the LRT, shopping, restaurants, and just minutes from Willow Park Golf & Country Club. Located in one of Calgary's most desirable communities, this home offers the perfect combination of space, convenience, and lifestyle. Call to book your showing today!