



GRASSROOTS
REALTY GROUP

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411 Woodland Crescent SE
Calgary, Alberta

MLS # A2332815



\$689,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Fridge. Gas Range.

... Welcome 411 Woodland Crescent SE : : : located in WILLOW PARK! This beautifully updated Keith-Built bungalow sits on a generous pie shaped lot with a SW backyard. This beautiful home offers 5 bedrooms + 2 bathrooms. The timeless craftsmanship, extensive modern upgrades combined with exceptional outdoor living space will definitely impress you. The bright main floor showcases original hardwood flooring, three spacious bedrooms, refreshed cabinetry and a gas range. Modern window coverings, and a cozy wood-burning fireplace complete with a gas lighter. Rough-in for future A/C has already been completed, making future upgrades simple. The fully renovated lower level (2021) was thoughtfully redesigned with quality and comfort in mind. Featuring two additional bedrooms, a spa-inspired bathroom with heated floors and a custom rain shower. Large egress windows throughout, a stylish wet bar, upgraded electrical panel, backflow prevention valve, interconnected smoke and carbon monoxide detectors, and enhanced fire and sound separation, this space is ideal for extended family, guests, or a private retreat. The separate entrance between the 2 levels allows this home to function as two independent living spaces (multigenerational,) or one seamless family home. The lower level has demonstrated excellent income potential, successfully operating as an Airbnb. Whether you're looking for a mortgage helper or a space for your guests, this versatile lower level offers endless possibilities. It also includes a spacious laundry area. Outside, you'll appreciate the many thoughtful improvements. The painted brick facade provides timeless curb appeal and is complemented by a beautiful exposed aggregate front walkway. The expansive deck spans from the home to the impressive 23' x 19'; detached garage,

creating an exceptional space for entertaining. The garage is roughed in for natural gas and electrical preparations have already been completed for relocating the overhead power service underground. Natural gas BBQ rough-in makes outdoor dining effortless, while soaking up the the fully fenced west facing backyard. Backing onto an alley provides added privacy and easy garage access. The yard also features underground irrigation, a wide access gate ideal for a small RV, trailer, or future hot tub, and a storage shed that is perfect for seasonal equipment, or a workshop. Additional updates include a newer shingles (2016), new hot water heater (2020), new exterior doors including a rear keypad entry. Willow Park is one of Calgary's most established and desirable communities, renowned for its mature tree lined streets, outstanding schools, parks, and family-friendly atmosphere. Transit is just a two minute walk away, while Willow Park Village is only minutes away, Italian Centre Shop, Tim Hortons, grocery stores, restaurants, and everyday amenities are all just steps away.