



GRASSROOTS
REALTY GROUP

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223 Willow Ridge Place SE
Calgary, Alberta

MLS # A2334453



\$1,399,900

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,740 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Gentle Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: SAFE, There is a built in vacuum but no power head for it, and it is included as is greenhouse/atrium is sold as is

PUBLIC OPEN HOUSES ON SATURDAY AND SUNDAY 1-4 PM Welcome to 223 Willow Ridge Place S.E. This is the first time in over 40 years that this home has come to the market. Situated on a quiet place and backing south onto the majestic green of the Willow Park Golf Course. This home offers the perfect opportunity for another family to make this their forever home. First impressions are the manicured front yard with iron fencing and the triple garage, gates lead you to the front porch and the entrance. The foyer is entertainment size with plenty of room to welcome guest, to your left are double french doors to the formal and very large living room with a bay window and a white rock wood burning fireplace, perfect for large family gatherings. Adjoining it and with a view of the golf course is the dining room complete with a pass thru to the kitchen. The kitchen with white cabinets and appliances, and a centre island also has an amazing view of the golf course, the adjoining breakfast area has sliding door to the large back deck and terraced yard all with south views of the green. Down 2 stairs is the intimate family room with a second fireplace, this with a wood burning insert, It also has sliding doors to the attached atrium/green house. Beyond the family room is a private den, a large laundry mud room with access to the garage and a 4 piece bath, if the den ever needs to be used as a bedroom completes the main floor. The upper level of the home has the primary suite with double closets, a 3 piece bath that we renovated a few years ago and sliding doors to a private balcony again with golf course views. There are 3 other bedrooms all very large by today's standards and a 4 piece renovated bath. We do believe there is hardwood thru out the entire upstairs but most has been carpeted for years. The lower level has some original development, but

the outstanding thing is the 9 foot ceilings and a massive brick wall with the third wood burning fireplace , making it great for future development. There is also a work shop lots of storage including a cedar closet, and a very large safe, and yes we do have the combination and it will be left . While the furnaces are older they have always been serviced on a regular basis, the air conditiong is only on the furnace that services the upper level. The seller is a senior so no showings before 10am, we will be looking at offers on Monday August 10th at 10 am with family members, unless someting exceptional comes in before