



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

636 Wilderness Drive SE
Calgary, Alberta

MLS # A2345058



\$1,550,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,799 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Pot filler, exterior lighting system, Pool table, Basement bookcase and cabinet, mini fridge, patio heater, Eufy doorbell camera, garden shed		

Welcome to one of Willow Park's most coveted streets, where mature trees, beautiful homes and a true sense of community create an exceptional place to call home. Cherished by the same family for 48 years, this warm and inviting property sits on an extraordinary 11,078 sq. ft. pie-shaped corner lot, offering remarkable space and privacy with direct gated access to the park beyond. Inside, generous proportions and a thoughtful floor plan create a home made for family life. Hardwood floors, beautiful millwork and large windows bring warmth and character throughout the main level. Formal living and dining rooms offer wonderful spaces for entertaining, while the heart of the home is the expansive kitchen and adjoining family room. The kitchen features granite countertops, extensive cabinetry, a large island, five-burner gas range, double ovens, integrated appliances and pot filler. Sliding doors open directly to the backyard, creating a seamless connection between indoor and outdoor living. The family room is anchored by a wood-burning fireplace with gas starter, creating an inviting place to gather. Upstairs, four bedrooms create an ideal family layout. The generous primary suite is a peaceful retreat with a private balcony overlooking the backyard, large walk-in closet and beautifully appointed ensuite featuring dual vanities, a soaker tub, steam shower and in-floor heat. Three additional bedrooms share a second full bathroom. The fully developed lower level offers even more room to gather and unwind, with a spacious recreation and games area, gas fireplace, wet bar, Bose sound system and pool table. Outside, mature trees and established perennial gardens create a private, park-like retreat with a beautiful pond and cascading waterfall, cedar deck, brick patio and multiple places to gather and enjoy the seasons. An automated awning provides

shade over the deck, while gas lines for a fire table, BBQ and patio heater make outdoor entertaining effortless. A private gate opens directly onto the neighbouring park. The home has been thoughtfully cared for and maintained, with utilities recently serviced, a new hot water tank installed in July 2025 and the exterior freshly repainted in summer 2025. Additional features include a heated garage, central vacuum and security lighting. Existing security system equipment remains, allowing the buyer to arrange their own monitoring. Set on one of Willow Park's most sought-after streets, parks, playgrounds, schools, shopping, the library and leisure centre are nearby, with convenient access to the LRT, major roadways, downtown and the airport. After 48 years of family memories, this much-loved home is ready for its next chapter.