



GRASSROOTS
REALTY GROUP

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11204 Wilson Road SE
Calgary, Alberta

MLS # A2346914



\$839,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Gazebo

OPEN HOUSE THIS SATURDAY, OCTOBER 3 FROM 1-3PM!!! This extensively renovated four bedroom, two bathroom Keith-built home is located in the heart of Willow Park. The kitchen has been fully renovated and opened to the living and dining areas, creating a bright open-concept main floor. Both bathrooms were custom remodelled with dual sinks in the main floor bathroom, and the basement has been completely renovated, with huge windows spanning the walls in each room. Major exterior improvements include triple-pane windows and a new roof in 2019. The exterior was repainted in 2020, with the trim refreshed in 2026. Stamped-concrete sidewalks, a new paved side driveway perfect for RV or additional parking and soft exterior lighting complete the outdoor updates. The home also features R-60 attic insulation, smart lighting and smart entry locks. Recent system upgrades include a hot water tank in 2020, central air conditioning in 2023, plus a water softener and radon-mitigation system in 2024. The oversized double attached garage has been upgraded with spray-foam insulation and blueboard drywall. The electrical system has also been fully redone. Exterior security cameras provide added peace of mind. Located on a large lot with two yards, all you need to do is move in and enjoy your new home for years to come.