



GRASSROOTS
REALTY GROUP

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640 Willoughby Crescent SE
Calgary, Alberta

MLS # A2347219



\$1,795,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,030 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, Front Drive, Garage Door Opener, Garage Faces Front		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: 6 Bar stools, TV mount in family room, Upright freezer, Pool table and accessories, Fire table, Water fountain, 2 umbrellas, basketball hoop.

Located in Willow Park Estates, this 5-bedroom home offers approximately 3,700 ft² of developed living space. The main floor features 10' ceilings and maple hardwood floors, with an open concept throughout. The kitchen is a true show-stopper, anchored by a MASSIVE 13' ISLAND with leathered granite and a matching backsplash. The space features rich espresso cabinetry with glass panels and KitchenAid appliances, including an integrated fridge, all supported by 3 generous pantries for ultimate utility. The dining area provides a clear view of the BEAUTIFUL BACKYARD, while the front room captures an abundance of natural light through sunny, southwest-facing windows. The family room, complete with a brick wood-burning fireplace, offers an ideal space for hosting or simply relaxing on the weekend. The upper level is highlighted by a private primary suite featuring a gas fireplace, an exclusive balcony, and his-and-hers walk-in closets (with built-ins, glass panels, and cabinet lighting). The 5-piece travertine ensuite is finished with a large walk-in shower, double vanities, and a soaker tub. Three additional bedrooms (one with a 4-piece ensuite) and a dedicated laundry room provide ample space for a growing family. The basement features a rec room, guest bedroom, wine room, and more storage! For tailored comfort, the home is equipped with a three-zone climate system featuring three furnaces and three dedicated thermostats. We've saved the best for last! The outdoor space is a METICULOUSLY LANDSCAPED HAVEN featuring a large 600 ft² composite deck, gazebo, fire pit, and a fire table. The oversize triple-car garage has easy access to the yard and alley. Be sure to ask your Realtor for the full list of features and upgrades!

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