



GRASSROOTS
REALTY GROUP

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528 Willacy Drive SE
Calgary, Alberta

MLS # A2349105



\$914,999

Division:	Willow Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,482 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Beamed Ceilings, Built-in Features, Crown Molding, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: Appliances, blinds, extra renovation materials, all shelving in garage and mechanical room, sellers are willing to discuss selling (or including - depending on offer) certain furniture pieces.

Nestled on a quiet, tree-lined street in the established community of Willow Park, 528 Willacy Dr SW blends thoughtful renovation with the warmth and character of a mature neighbourhood. The four-level split offers 1,481.98 sq. ft. above grade, five bedrooms, and multiple living spaces, all set on a beautifully landscaped 5,823 sq. ft. rectangular lot. Willow Park is Calgary's first residential community built around a golf course, a legacy reflected in its generous lots, wide streets, mature trees, and park-like setting. The home's distinctive A-frame roofline creates a welcoming presence from the curb. Inside, vaulted ceilings and hardwood floors bring natural light into the living room, where a beautifully designed gas fireplace creates a warm focal point. The main floor flows naturally from the living and dining areas into the renovated kitchen, featuring quartz countertops, soft-close cabinetry, under-island storage, a built-in pantry with pull-out storage, and a dedicated spice drawer. Upstairs, the spacious primary suite offers a spa-inspired five-piece ensuite with double vanity, freestanding tub, and fully tiled shower, along with a large walk-in closet with professionally designed built-ins. A second bedroom and four-piece bathroom complete the upper level. Just off the kitchen, the third level adds even more flexibility with an open sitting area and family room featuring an electric fireplace feature wall, a full bathroom, and a third bedroom—ideal for guests, teenagers, or additional family living. The finished basement expands the living space with a recreation/game room, two additional bedrooms or flex rooms, laundry, and ample storage. With five bedrooms across three levels, the home offers space and privacy for a growing family, guests, or a variety of lifestyle needs. The detached double garage accommodates two vehicles and includes an EV rough-in, gas heater

and Vacuflo system, making it equally suited to parking, woodworking, hobbies, or additional workspace. Outside, a large deck, floating patio, and meticulously landscaped yard create an inviting setting for entertaining, relaxing, and enjoying time with family and friends. All of this sits within easy reach of Willow Park Village's independent shops and restaurants, Southcentre Mall, Fish Creek Provincial Park, and Willow Park Golf & Country Club. The club's 150 acres of maintained green space sit at the heart of the community and are protected from future redevelopment, preserving the character that makes Willow Park so special