



GRASSROOTS
REALTY GROUP

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611 Willow Brook Drive SE
Calgary, Alberta

MLS # A2352063

\$2,000,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,559 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, On Golf Course, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Shed, Runner rug between front and patio door, safe, plant in living room.

A rare expression of refined living backing the Willow Park Golf Course, this extensively renovated home has the atmosphere of a premium boutique hotel, where every finish feels considered & every space has been designed for comfort & effortless daily living. Exceptional craftsmanship is evident, with solid oak baseboards, casings & trim, solid core doors, custom millwork, designer lighting & sophisticated window coverings creating a consistent sense of quality. The main living areas are warm, polished & inviting. A custom entertainment wall with integrated speakers anchors the living room, while the wood burning fireplace adds timeless character. The dining area provides an elegant setting for intimate dinners & gatherings - ideal for entertaining. At the heart of the home, the kitchen pairs exceptional function with enduring design. The premium appliance package includes a Wolf range, gas griddle, 2 ovens along with a Wolf microwave, panelled Sub-Zero fridge & Miele dishwasher. A substantial stone island & countertops, built-in speakers & custom cabinetry create a kitchen that feels luxurious & practical. The main floor bedroom offers flexibility for guests or multigenerational living, complete with a walk-in closet featuring new custom millwork & a beautifully renovated bathroom with Waterworks fixtures. A thoughtfully designed mudroom provides built-in cabinetry & shoe storage, while the separate laundry room features more storage, a stacking washer/dryer, hardwood flooring & a laundry chute from the upper primary suite. Upstairs, the primary retreat continues the hotel-inspired experience. The renovated ensuite showcases Perrin & Rowe fixtures & a freestanding tub, while the walk-in closet has been finished with new custom millwork. The additional upper bedroom has its own 3pc ensuite. Downstairs, the developed basement offers built-in wood wall

units, new carpet, designer lighting & wall sconces. The atelier golf workshop can also serve as a gym or flex space. The outdoor spaces are as impressive. Professional landscaping, programmable irrigation & landscape lighting frame a private setting designed for entertaining. Kayu Batu decking, a covered deck with ceiling lighting & infrared heater, stone firepit with custom grill gate, stamped concrete patio & built-in natural gas BBQ with stone surround & concrete countertops create a true outdoor living environment. Additional features include storage benches, a 2nd gas connection for a deck heater, new garden shed, a golf hitting net, fitness area & a brand-new stamped concrete driveway. Comfort is supported by AC, an on-demand hot water system & Ecobee climate controls. For members of Willow Park Golf Club, the location is exceptional. The clubhouse, Pro Shop & practice facilities are an easy walk away, offering remarkable convenience for a practice session, a round of golf or an evening at the club. This is a home defined not simply by renovation, but by the calibre, consistency & thoughtfulness of every detail.