

\$949,900 - 731 Willard Road Se, Calgary

MLS® #A2100354

\$949,900

5 Bedroom, 4.00 Bathroom, 2,050 sqft
Residential on 0.18 Acres

Willow Park, Calgary, Alberta

A perfect family home & meticulously maintained property in WILLOW PARK ESTATES. Welcome to 731 Willard Road & to this 4 bedroom up home. You will love the curb appeal as you drive up - both the front & back feature gorgeous gardens which feature low maintenance perennial plants & flowers. 7600+ square foot lot with 70 feet of frontage - this is a large property! You will be hard pressed to find a home that has been as meticulously cared for as this one. This is a truly turn-key, move-in ready home which offers nearly 3000 square feet of usable living space. Updated kitchen features loads of cabinet and prep space. Granite counters, stainless appliances with a built in wall oven. The kitchen has updated garden doors that open up to the large, low maintenance composite deck. This home features large & defined principal rooms. Formal dining and living area, & also an eat-in kitchen option for informal meals. The family room has a fireplace & walks out to the sunny, south facing backyard. Lots of space for children to play. Fully irrigated in the front for easy lawn care maintenance. 4 large bedrooms upstairs, also featuring a renovated ensuite & family bathroom. Great basement space has a rec area, large bedroom with full egress window, full bathroom & loads of storage. This basement could be perfect for a live in nanny or for your teenager, and also features custom built-ins and an electric fireplace. So many upgrades here: newer soffits with exterior pot



lights, 50 year impact resistant roof shingles, continuous eavestroughs with leaf guard, & updated front door. More recently, a new electrical panel, pot lights in upper bedrooms, new light fixtures & ceiling fans throughout, new interior doors + Graber window coverings upstairs, and more! Willow Park Estates homeowners are proud to live here, as evidenced by the well kept nature of surrounding properties. This location offers great access to amenities such as the Trico Centre, Southcentre & the Willow Park Golf & Country Club. Great proximity to high demand schools like Ecole Notre-Dame-de-la-paix & RT Alderman offering science & environmental programs. Willow Park Estates is one of south Calgary's premier communities & this is certainly one of its premier properties. This family has maintained this property perfectly, and is ready to hand it to yours!

Built in 1970

Essential Information

MLS® #	A2100354
Price	\$949,900
Sold Price	\$930,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.18
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	731 Willard Road Se
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Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2A4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Granite Counters, Kitchen Island
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Landscaped, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2024
Date Sold	February 28th, 2024
Days on Market	50
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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