

\$1,295,000 - 840 Willingdon Boulevard Se, Calgary

MLS® #A2103485

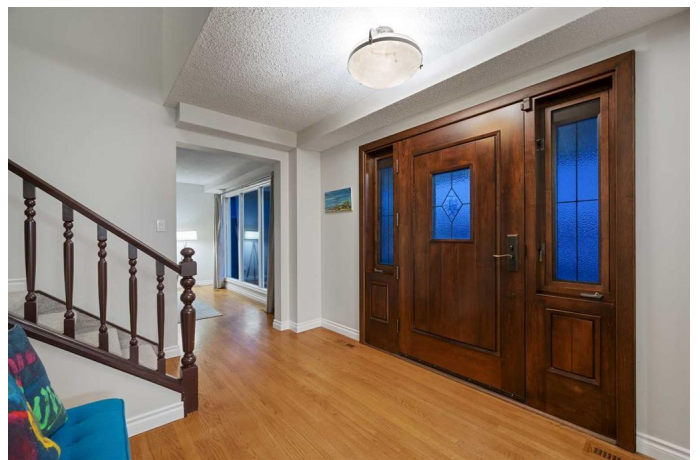
\$1,295,000

5 Bedroom, 4.00 Bathroom, 2,520 sqft

Residential on 0.30 Acres

Willow Park, Calgary, Alberta

Backing on the Willow Park Golf & Country Club Golf Course this highly desirable location on a massive 13056.62 Sq. Ft. (.30 of an Acre) lot, this beautiful 2 Storey home that has 3466.22 sq ft of developed living space incl/5 bedrooms, 3 1/2 bathrooms, w/an oversized double attached garage w/separate entrance a spacious deck, a patio, storage shed. Fantastic curb appeal, nicely Tree'd, + professionally landscaped showcases this unique property. The inviting covered porch highlights the stunning property. A gorgeous wooden front door leads you inside the large foyer to oak hardwood flooring, neutral color tones throughout + a wooden staircase leads to the upper Floor (brand new carpet upstairs). On the left of the foyer is the modern den w/white wainscoting. To the right is the living room w/huge windows allowing in natural light and a view of the Golf Course. There is an elegant dining room w/a wood-burning fireplace w/gas insert as well as the white mantle/tile overlay. Modern light fixture, + built-in natural coloured cabinetry w/shelving makes this room stunning. The chef's style kitchen has dark cabinetry w/under counter lighting, granite counter tops including a breakfast bar, ss appliances w/built-in oven, tiled backsplash + garburator with so much more storage in cupboards including the large pantry. Initiate those warm conversations in the breakfast nook w/family + friends w/amazing views outside to the Backyard. The rear door leads out to the large deck, + patio.



The laundry room includes granite counter tops, sink, + built-in cabinetry w/natural light coming from the bright window. The mud room leads to the garage, + 2 pc bathroom completes the main floor. The primary bedroom w/closet system, a 3 pc en-suite bathroom includes a glass shower + there are 3 more great sized bedrooms + a 4 pc bathroom w/granite counter tops, tub, + glass shower. The finished basement has a family room, recreation room, a good-sized 5th bedroom, a 3 pc en-suite bathroom, + glass shower. A generous workshop, storage room, utility room complete the basement level. So much storage in this home. The private backyard is a gem w/views of the Golf Course, Trees, + an oasis to sit back + enjoy fresh air/nature. An area for sitting on the deck + patio for entertaining or hosting parties, or gardening if desired? This is a true lifestyle property and waiting to be discovered. The willow park school is steps away making it extra convenient for families + offers many more amenities. The community center offers many events such as +55 coffee & games, good food box, easter egg hunt, soccer + outdoor rink to name a few. Easy access to major roads including Anderson Road to the south, Southland Drive to the north, Acadia Drive to the east, + Macleod Trail to the west.

Built in 1970

Essential Information

MLS® #	A2103485
Price	\$1,295,000
Sold Price	\$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,520

Acres	0.30
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	840 Willingdon Boulevard Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 2B8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Street Lighting, On Golf Course, Pie Shaped Lot, Private, Views, Wooded
Roof	Asphalt Shingle

Construction	Cedar, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 21st, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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