

# \$1,395,000 - 10811 Willowglen Place Se, Calgary

MLS® #A2202337

**\$1,395,000**

4 Bedroom, 3.00 Bathroom, 2,661 sqft

Residential on 0.20 Acres

Willow Park, Calgary, Alberta

Beautiful, huge LOT!! (8,740 sq. ft. or approximately .20 acres) Charm meets elegance in this extensively renovated Willow Park Estates home offering loads of living space with 4 bedrooms above grade for the growing family! Huge, mature trees and lovely landscaping frame the house, while fronting on a greenspace for ultimate privacy. A mix of stone and Hardie board details along with an over-sized concrete paver stone driveway create an inviting aesthetic. Inside, a travertine tile entryway offers a warm welcome to gorgeous wood doors and moldings throughout as well as Kayu mahogany hardwood flooring. French doors lead to a sun-drenched living room opening to the Chef's kitchen complete with full-height cabinetry, granite counters, beautiful stone backsplash, central island with eating bar and granite sink. Top of the line stainless steel appliances include a BlueStar gas cook top, Miele dual wall ovens (steam oven) and side-by-side Sub Zero fridge and freezer. The large dining area opens out to the yard and gives access to the expansive patio and deck. A cozy family room, with wood burning fireplace, also gives access to the yard thru double garden doors allowing your gatherings to transition effortlessly into your outdoor space. A powder room and laundry/mud room completes this level. Upstairs, enter the primary bedroom through double french doors where you will find a walk-in closet and a spa-like ensuite with dual vanities, stand alone soaker tub and large



steam shower. There are three more generously scaled bedrooms which share a 4 piece bathroom. Downstairs, the basement has an abundance of storage, a hobby room and home office/easy to convert to bedroom as it has a window. Outside, the yard feels like your own paradise with mature landscaping and trees, new irrigation and an incredible amount of room for kids or pets to play. Additional updates not to overlook: new roof, windows, electrical, exceptional HVAC installation with boiler and heat exchanger, central air conditioning. Situated in one of Calgary's most popular communities with easy access to Deerfoot and Anderson Trail, minutes to the Trico Centre and Southcentre Mall, schools, playgrounds and off-leash areas. This home is truly a must see with its fabulous location, huge lot and easy access to everything!! You will love living here!!

Built in 1968

**Essential Information**

MLS® #	A2202337
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,661
Acres	0.20
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	10811 Willowglen Place Se
Subdivision	Willow Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1R8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Front Drive, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), French Door, Granite Counters, Steam Room
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In
Heating	Forced Air, Natural Gas, Boiler, Fan Coil, Make-up Air, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Treed, Cul-De-Sac, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	130
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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