

**10004 Willowview Road SE  
Calgary, Alberta**

**MLS # A2234308**



**\$719,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Wall Oven (As Is Condition), Window Covering (Blinds Only), Large Deep Freezer in Basement, Outdoor Fireplace (As Is Condition), Ceiling Fan in Living Room, Old Range Cooktop Cupboard in Basement Furnace Room, (2) Two Garage Door openers

**\*\*Seller Wants this Home Sold\*\*** Welcome to WILLOW PARK! This property boasts one of the largest lots in the community, located just half a block from the Willow Park Golf and Country Club. This exceptionally clean 3-bedroom bungalow offers mature trees, privacy, an oversized heated double garage (accessible from a paved back alley) with a unique attached storage area, RV parking, and much more. The highlight of the property is the expansive 64' x 188' lot, zoned H-GO. The sunny west-facing backyard includes a deck and a sheltered outdoor firepit/fireplace (in "as-is" condition, requiring burner replacement and gas line reconnection), perfect for relaxing and enjoying a fire. Inside, the home is impeccably maintained, featuring gleaming hardwood floors on the main level. The spacious, open kitchen retains its original cabinets and is equipped with matching white appliances. The primary bedroom upstairs is generous in size and includes a two-piece en-suite. Two additional bedrooms complete the main floor. The fully developed lower level offers a cozy family room, a large area suitable for a games room (to accommodate a pool or ping pong table), and a spacious fourth bedroom ideal for guests or teenage kids. The utility/laundry room is particularly roomy, including a large deep freezer (included), a newer furnace and humidifier (both only 2 years old), and a water tank replaced in May 2021. This home presents immense potential for anyone looking to renovate and update a property in one of Calgary's most desirable communities. It is conveniently located close to transportation, a library, shopping, amenities, schools, and offers an easy drive to downtown. Don't miss out on this amazing opportunity—book your showing today!