

**4, 10910 Bonaventure Drive  
Calgary, Alberta**

**MLS # A2252569**



**\$390,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Plug-In, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 569
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-CG d53
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry		

**Inclusions:** N/A

A wonderful 3 bedroom, 1.5 bathroom, 2 storey townhome in the highly sought-after community of Willow Park offering a total of 1,840 sq. ft. developed living space. Located in the well-managed Hearthstone Place complex, known for its unique setting, backing onto Willow Park Golf Course and surrounded by mature fir trees that give the property a mountain retreat feel. Residents enjoy access to a private outdoor pool, while being just steps to shopping, dining, and amenities at South Centre Mall, Willow Park Village, the Trico Centre, Fish Creek Library, and Anderson LRT station.\*\*\*\* The main floor has been thoughtfully updated with a stylish kitchen featuring shaker-style cabinet doors, sleek subway tile backsplash, and a central island for prep/storage space and casual dining. The kitchen is semi-open to the formal dining area for an expanded living space feel. A bright living room with large patio doors leads to your private patio, while a gas fireplace with brick surround and exposed ceiling beams adds warmth and character. A modern luxury vinyl tile runs through the entry, kitchen, and powder room for both durability and style. Upstairs, the primary bedroom is filled with natural light from two windows and offers a generous closet plus direct access to the updated main bathroom. Two additional bedrooms and a linen closet provide ample space for family or guests. All bathrooms have been refreshed with new counters, fixtures, toilets, flooring, and tile. The finished basement expands your living space with a versatile recreation room ideal for a home theatre, exercise or games area, along with a den that is currently used as a hobby room. A large utility area includes laundry, storage, and the mechanical.\*\*\*\* This home has been carefully maintained and updated with smart improvements, including TRIPLE-PANE WINDOWS, a BRAND-NEW HOT WATER TANK

(2025), newer FURNACE (2023) and CENTRAL AIR CONDITIONING (2023). The unit is assigned 2 adjacent parking stalls providing convenient and flexible options for multiple vehicles. Condo fees include landscaping and snow removal making for low-maintenance living. Don't miss a rare opportunity to own in this exclusive location, offering the ultimate lifestyle. Book a viewing today and see why this could be the smart move for you!