

10723 Willowfern Drive SE  
Calgary, Alberta

MLS # A2277437



**\$1,449,800**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,440 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Pergola, outdoor BBQ, 2 storage sheds, TV Mounts, Slat wall in garage, Wine fridge, wine racks

WELCOME to 10723 Willowfern Drive — where TIMELESS CHARACTER meets EXTENSIVE, HIGH-END UPGRADES in this stunning 5-BEDROOM family home packed with features you will LOVE! Situated on an expansive 8,740 SQ.FT. TREED LOT, this meticulously updated residence offers incredible privacy, outstanding outdoor living, and GENEROUS SPACE both inside & out! The current owners have invested over \$300,000 in tasteful renovations with no detail overlooked! MANY Notable upgrades include NEW plumbing, NEW windows, NEW exterior doors, RENOVATED bathrooms, A/C, HIGH-EFFICIENCY furnaces, a FULLY RENOVATED basement, underground sprinkler system, an OVERSIZED aggregate driveway, and an OVERSIZED HEATED garage! WOW!! And the outdoor space? ABSOLUTELY NEXT LEVEL — featuring a CUSTOM NAPOLEON outdoor kitchen and a HIGH-END SUNCOAST PERGOLA with louvered roof, infrared HEATERS, and retractable privacy screens!! This is the PERFECT setting for elegant entertaining or relaxed family evenings. Beautiful curb appeal welcomes you to a charming FRONT PORCH and spacious FOYER that opens into a bright front living room highlighted by a large PICTURE WINDOW. The UPDATED kitchen showcases GRANITE countertops, MAPLE cabinetry, NEW appliances, a WALK-IN PANTRY, and a BUILT-IN workstation, flowing seamlessly into the dining nook and family room. Here, a MARBLE SLAB FIREPLACE with custom built-ins creates a warm and inviting focal point. A stylish CUSTOM BAR with built-in WINE FRIDGE and garden patio doors lead effortlessly to the PRIVATE BACKYARD — surrounded by mature trees, a LARGE COMPOSITE DECK, and incredible outdoor entertaining space. Function meets style with DIRECT ACCESS from the OVERSIZED

HEATED GARAGE (with NEW garage door) into a CUSTOM MUDROOM and laundry area complete with extensive BUILT-INS &mdash; ideal for busy families! Upstairs, you'll find 4 SPACIOUS BEDROOMS, including two with access to a remarkable OVERSIZED BALCONY. The beautifully renovated main bathroom features HEATED FLOORS, NEW TILE SHOWER, NEW TOILET, a LARGE AREA FREESTANDING SOAKER TUB, DOUBLE VANITY, and LIGHTED MIRRORS. The KING-SIZED primary suite is a true retreat, offering a large WALK-IN CLOSET with custom built-ins and a fully updated 5-PIECE ENSUITE with HEATED FLOORS, dual GRANITE VANITY & oversized WALK-IN SHOWER!! The COMPLETELY TRANSFORMED LOWER LEVEL adds incredible versatility with a 5TH BEDROOM and FULL ENSUITE complete with heated floors and heated towel rail, a generous RECREATION ROOM perfect for movie nights, and a CUSTOM WINE ROOM that you will absolutely LOVE!! With over 3,300 SQ.FT. of living space, extensive upgrades, and an UNBEATABLE LOT, this is the ONE YOU HAVE BEEN WAITING FOR!! Located in one of Calgary's MOST SOUGHT-AFTER communities, Willow Park is known for its mature streets, TOP schools, parks, proximity to Southcentre Mall, Willow Park Golf & Country Club, and quick access to Deerfoot & Macleod Trail + Downtown Calgary. This one will not last long!! Book your private showing today!