

456 Wilderness Drive SE  
Calgary, Alberta

MLS # A2288382



## \$1,650,000

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Willow Park                                 |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 2 Storey                                    |               |                   |
| <b>Size:</b>     | 3,424 sq.ft.                                | <b>Age:</b>   | 1969 (57 yrs old) |
| <b>Beds:</b>     | 5                                           | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached                      |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Landscaped, On Golf Course, Rectangular Lot |               |                   |

|                    |                                                                                                                     |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters |                   |      |

**Inclusions:** Beverage Fridge, Alarm (contract to Nov. '27, \$47/month), Pool Table & accessories, Hot Tub, A/C, Shelving units in basement storage room, Bar Stools, Basement Fridge, TV mount in basement, Bar Stools in basement

\*OH, Sat Feb 28, 1-3pm\* Few opportunities come along to own a 5 BEDROOM UP home of this size & quality BACKING DIRECTLY onto the Willow Park Golf Course. Situated on an expansive 75' wide lot, this property offers exceptional privacy, beautiful mature landscaping, & peaceful golf course views from the kitchen, family room, living room, & upper level. This home is perfectly set on the 4th hole, ideally located so golf balls have not been an issue for this yard. With nearly 5300 sq.ft of living space & 3424 on above grade, this extensively renovated home provides the space & functionality today's families are looking for. The main floor welcomes you with a spacious foyer featuring new front entrance herringbone flooring, setting the tone for the quality & care throughout. The main level has also been freshly painted, creating a clean, bright feel from the moment you walk in. The family room features a gas fireplace & direct access to the backyard. The bright, gorgeous kitchen has been refreshed with new quartz countertops, a large island with seating, Sub-Zero refrigerator, Bosch stainless appliances including double ovens & dishwasher, cooktop, & convenient beverage fridge. The breakfast nook opens to the full width deck, creating an ideal setup for outdoor entertaining, BBQs, & relaxing in the hot tub. Additional main floor highlights include a formal living room with wood burning fireplace & an updated look with a new fireplace hearth, a private office, convenient laundry room, & a 2 piece bathroom. New window coverings add a polished finish & improve both style & privacy. One of the standout features of this home is the rare offering of five bedrooms above grade. The spacious primary suite functions as a true retreat, complete with a travertine ensuite featuring a glass shower, jetted tub, & generous closet space. Four additional bedrooms share

a 5 piece bathroom. All bathrooms on the main & upper level feature new toilets. The carpet on the upper level is luxurious & so soft on your feet! The fully developed basement provides excellent additional living space with a stylish bar area, large recreation & games area with pool table, office space, 2 piece bathroom, & abundant storage. There is loads of flexibility down here to add additional bedrooms & customize the spaces. Over the years, the home has benefited from extensive high quality upgrades, including built-ins, updated windows, interior & exterior doors, knockdown ceilings, recessed lighting, refinished hardwood flooring, & AC. The front driveway & walkway have also been updated. The oversized heated garage is equipped with 220 wiring, & easily fits 2 large vehicles. Willow Park remains one of Calgary's most established & desirable communities, offering convenient access to major routes, downtown, excellent schools, Trico Centre, Southcentre, & a wide range of amenities. Large golf course lots of this calibre rarely become available. This is a well cared for, move-in ready home in an exceptional location.