

# \$1,489,000 - 11003 Willowfern Drive Se, Calgary

MLS® #A2223043

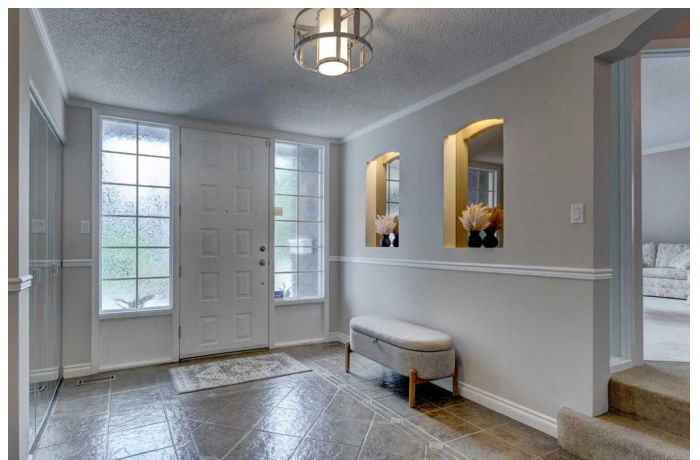
**\$1,489,000**

4 Bedroom, 4.00 Bathroom, 2,584 sqft

Residential on 0.28 Acres

Willow Park, Calgary, Alberta

This stunning home with over 3922sq ft of living space is nestled in an exclusive, tranquil neighborhood, offering both privacy & luxury. Set against the backdrop of a picturesque golf course, the property exudes a beautiful combination of cozy elegance, meticulously landscaped & breathtaking views. Just 15 mins outside of downtown & with easy access to major routes, the property boasts stunning curb appeal, presenting an oversized driveway with space for many vehicles. An attached double car garage sides onto the home & includes a work bench, window, floor tiles, & storage solutions. Step into the spacious foyer offering a warm welcome with elegant tile flooring & fresh, modern paint. There's an open-concept living & dining room featuring plush white carpeting & Hunter Douglas blinds. Find the stylish, recently renovated kitchen boasts elegant off-white painted oak cabinets, complemented by granite countertops, a modern tile backsplash, sleek hardware, & stainless steel appliances. It's well lit with pot lighting, chandelier & fan combination + above cabinet lighting. The bay window in the spacious kitchen provides a beautiful view of the golf course. Step into the sunken family room which boasts classic hardwood floors, custom-built cabinetry & a central gas fireplace. The open concept design seamlessly connects the family room to the kitchen. Enjoy breathtaking golf course views from both the kitchen & the family room, where floor-to-ceiling windows offer stunning



panoramic vistas. Tucked away is a 2pc powder room on the main floor that has been newly painted. There's also a versatile bedroom/office featuring hardwood floors, large closet, modern tones & opens to a tranquil screened-in veranda. Conveniently located laundry room is equipped with a H.E. front-loading washer & dryer + direct access to the attached garage. Upstairs you'll be impressed with the spacious master bedroom encompassing a custom-fitted walk-in closet, warm hardwood flooring & private access to an upper deck to enjoy the quiet & soak in the afternoon sun. Relax in the beautiful master suite while basking in the warmth of the fireplace, overlooking a picturesque & well manicured golf course. The ensuite master bath features a stylish color palette, 2 sinks with a granite countertop, a relaxing tub, a separate shower, & contemporary tile flooring. Full bath & two more bedrooms that offer blackout blinds, hardwood flooring, & soft neutral paint perfects the upper level. Head down to the fully finished basement encompassing a family room, games area, wet bar, large 4th bedroom & a full bathroom + direct access to the backyard thru a separate walk-up entrance. Shingles replaced 7yrs ago. Coveted backyard includes freshly stained teak wood deck, built-in benches, a gas-burning lamp, a firepit & gas line hookup. The S.W. exterior of the home is improved with durable Hardie board siding. Massive flat lot spanning 0.28 acres with meticulously manicured lawn accented with shrubs, trees & flowerbeds.

Built in 1967

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2223043    |
| Price    | \$1,489,000 |
| Bedrooms | 4           |

|                |                |
|----------------|----------------|
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,584          |
| Acres          | 0.28           |
| Year Built     | 1967           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 11003 Willowfern Drive Se |
| Subdivision | Willow Park               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2J1R6                    |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 6                                                                       |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Faces Side |
| # of Garages   | 2                                                                       |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Wet Bar, Bookcases                                        |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Built-In Oven, Electric Cooktop, Trash Compactor |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | Other                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 3                                                                                                                                                              |
| Fireplaces        | Basement, Family Room, Mantle, Wood Burning, Master Bedroom                                                                                                    |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Up To Grade                                                                                                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony                                                        |
| Lot Description   | Back Yard, Front Yard, Landscaped, Treed, On Golf Course, Lawn |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Wood Frame, Cement Fiber Board, Wood Siding             |
| Foundation        | Poured Concrete                                                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.