

**645 Willowburn Crescent SE**  
**Calgary, Alberta**

**MLS # A2220178**



**\$729,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Guest, Heated Garage, Insulated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Lawn, Private, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

Endless potential on a premier lot in a coveted community of Willow Park. Discover timeless opportunity in this meticulously maintained home offering over 2,170 sq. ft. of developed living quarters with 4 bedrooms & 2 full baths on a private large lot. Set in one of the city's most established and family-friendly neighborhoods, this property combines enduring value with endless potential — ideal for renovators, builders, or those looking to craft a personalized dream home. Thoughtfully cared for over the years, this residence enjoys an exceptional location with unmatched accessibility: close to major routes, public transit, and a wealth of amenities including renowned schools, expansive green spaces and pathways, multiple playgrounds, and a variety of shopping destinations. Golf enthusiasts and active families alike will appreciate proximity to Willow Park and Maple Ridge Golf Courses, Trico Centre for Family Wellness, Fish Creek Library, and the Anderson LRT Station. The bright and inviting main level welcomes you with a spacious foyer and a sun-filled living room anchored by a classic wood-burning fireplace. The updated kitchen offers granite countertops, ample cabinetry, modern stainless steel appliances, with an open floorplan to dining, seamlessly connected to the formal dining room and living area to your front deck — perfect for entertaining. This level is complete with two generously sized bedrooms and a full 4-piece bath with modern touches. Downstairs, the fully finished basement offers incredible versatility with a sprawling recreation room featuring a second wood-burning fireplace — ideal for a home theatre, games room, fitness area, or children's play space. Two additional large bedrooms, a second full bath, laundry/mechanical room, and ample dedicated storage space complete the lower level. The separate rear

entrance provides flexible living arrangements and development potential. Outside, the sun-drenched east-facing backyard is a true urban retreat with room to relax, garden, and enjoy the large back yard. The oversized 23'2 x 21' double garage completely heated for the craft person in the family. A must see to appreciate the home and community ....your new home awaits you!!!