

**80 Willow Park Green SE
Calgary, Alberta**

MLS # A2159386



\$2,875,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,685 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Undergr		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 3 dishwashers, ice maker, fridge and freezer drawers, beverage drawers, built-in steam oven, built-in coffee machine, 3 A/C's, pool table & accessories, all TV's.

Backing onto the 15th tee, in Willow Park Estates, sits this luxurious 7,000+ sq ft residence custom-crafted by Mission Homes. Stunning architecture with stone details, pitched roof lines & an incredible front courtyard, complete with a fireplace for peaceful morning coffees. Inside is a true sanctuary with endless features including impeccable millwork & attention to detail, durable hickory hardwood floors, soaring ceilings & purposeful living spaces. Designed for entertaining, the main floor has multiple areas to gather with thoughtful details like a butler's service to the dining room & an expansive bar in the living room to convene over pre- or post-meal beverages. Culinary creativity is inspired in the gorgeous kitchen featuring full-height cabinets, professional-grade appliances & a massive centre island for additional storage & seating. Grand vaulted ceilings adorn the breakfast nook with a floor-to-ceiling stone-encased focal fireplace providing a cozy atmosphere. French doors lead to the den with ornate details, coffered ceilings, a fireplace & access to the front courtyard creating a truly exceptional home office or inviting library. The upper level primary bedroom is a luxurious retreat. This spacious haven will have you feeling spoiled daily thanks to the unparalleled design that includes custom built-ins & a lavish ensuite boasting heated floors, a double shower w/ steam & body jets, deep soaker tub & well-designed dual closets. Both additional bedrooms on this level are spacious & bright with walk-in closets & Jack-and-Jill access to the 5-piece main bathroom w/ heated floors. Further adding to your convenience is a unique 15' seasonal closet. The grandeur continues into the lower level with ample space to convene over a friendly game night in the rec room or engaging conversations in front of the fireplace. Easily refill drinks & snacks at the pub-style bar or

procure your favourite bottle of wine from the custom wine cellar with charming details & plenty of space to host tasting nights. Get your workout in at the home gym then enjoy a rejuvenating steam shower in the 3-piece bathroom. A very large storage room could easily be converted to a 4th bedroom. This .24-acre lot is professionally landscaped with a stunning backyard surrounded by mature trees. Built-in seating, multiple gathering areas, a grilling station, a built-in wood-burning fireplace all add to the allure of this incredible outdoor space. A few upgrades include a smart home system & sound, expansive windows, in-floor heat in the lower level, all TV's & numbered Brunswick pool table are included, irrigation, A/C, a thoughtfully integrated elevator & an oversized garage which offers the ability to install a lift for the car enthusiast. Phenomenally located within walking distance to schools, numerous parks, the golf clubhouse, Southcentre Mall, Willow Park Shopping Village & Trico. A MUST see to appreciate the exceptional value in this remarkable home!