

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

### Exterior

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

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.