

\$1,298,000 - 11023 Willowfern Drive Se, Calgary

MLS® #A2226028

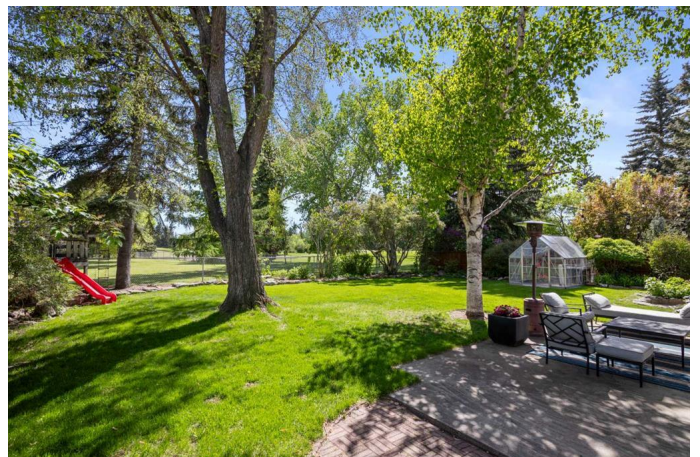
\$1,298,000

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.26 Acres

Willow Park, Calgary, Alberta

****3,083 TOTAL SQ.FT. | 4-BED | 3.5 BATH | MASSIVE LOT + RV PARKING | BACKING ONTO GREENSPACE | GOLF COURSE VIEWS | TASTEFULLY UPDATED | BRIGHT & AIRY LAYOUT |** Welcome to one of the best locations in Willow Park. Situated on a quiet street, backing directly onto green space, and just steps from Willow Park Golf & Country Club. This south-facing lot is over 11,000 sq.ft. (1/4 acre), offering incredible outdoor living with room for everything: RV parking, a peaceful pond, and a backyard that feels like your own private park. Whether you're hosting summer BBQs, watching the kids play, or planning your dream build, this property delivers rare space and flexibility in a highly sought-after neighbourhood. Inside, the home is full of potential. A grand living room with custom stone fireplace creates a cozy space to gather, and the formal dining room with built-ins adds charm and function. The updated kitchen features granite countertops, premium appliances (including gas range), and opens to a second family room and eating nook with access to the rear patio and massive yard. Upstairs, you'll find three bedrooms, including a primary suite with an oversized walk-in closet. The finished basement adds a fourth bedroom, a bathroom, and a spacious rec/media room - perfect for movie nights or a teenager's retreat. With immediate possession available, this is your chance to settle into one of Calgary's most established family communities - or take



advantage of the lot and location to build something extraordinary. Book your showing before it's gone!

Built in 1967

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2226028 |
| Price | \$1,298,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,108 |
| Acres | 0.26 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 11023 Willowfern Drive Se |
| Subdivision | Willow Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2J 1R6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Washer/Dryer Stacked |

| | |
|-----------------|----------------|
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden |
| Lot Description | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Garden, Lawn |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 24 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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