

# \$1,249,000 - 11023 Willowfern Drive Se, Calgary

MLS® #A2226028

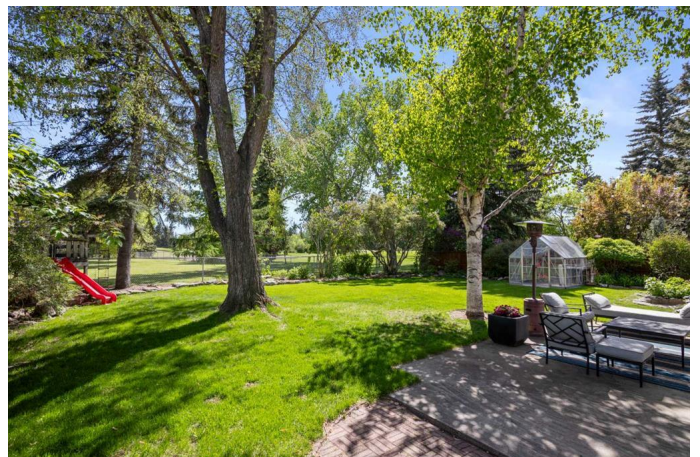
**\$1,249,000**

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	\$1,249,000
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, Front Yard, Garden, Lawn, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	37
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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