

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

MLS® #A2226028

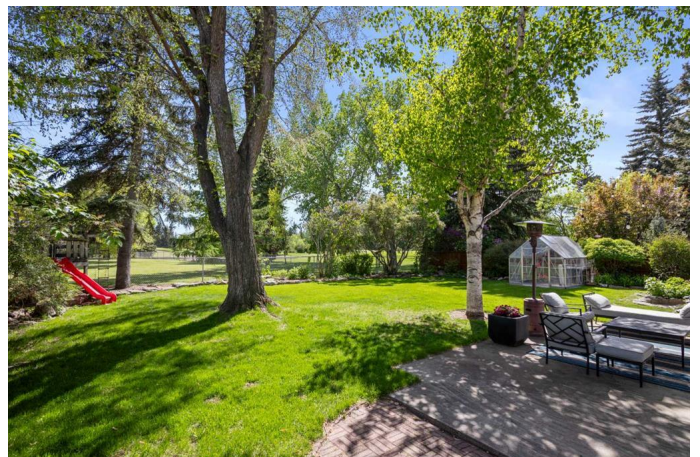
**\$1,298,000**

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	28
Zoning	R-CG

## Listing Details

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

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.