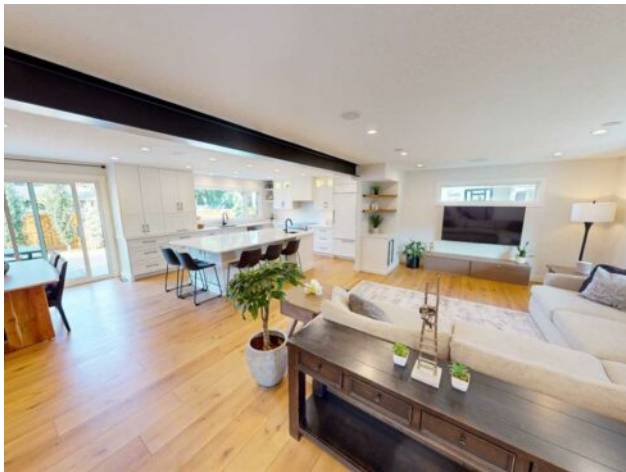


**428 Wilverside Way SE
Calgary, Alberta**

MLS # A2160621

\$1,500,000



Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	1968 (56 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, See Remarks, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Second refrigerator in the garage

Luxuriously renovated 5 bedroom masterpiece on a massive 9,800 sq. ft. lot in the coveted golf-side community of Willow Park Estates. Immediately be impressed by the beautiful architecture boasting white Hardie board siding highlighted by charming brickwork and a charming front porch. The interior is equally as striking, stunningly renovated to create an open floor plan with beamed flat painted ceilings, built-in speakers throughout and lots of pot lights to illuminate your evenings. Natural light flows through oversized windows during the day highlighting the upscale designer details, quality craftsmanship and wide plank flooring. Nearly all of the windows have been replaced plus central air conditioning has been added ensuring your comfort in any season. The living room is great for both unwinding and entertaining with clear sightlines for unobstructed conversations. Culinary adventures await in the gourmet kitchen featuring a Subzero panelled fridge, an induction cooktop, full-height cabinetry, stone countertops, 2-tier utensil drawers and a massive centre island to gather around. Adjacently, the dining room has ample space for family meals and entertaining. Oversized patio doors frame tranquil backyard views and encourage a seamless indoor/outdoor lifestyle. Convene in front of the floor-to-ceiling stone-encased gas fireplace in the family room with dark panelled walls and classic built-ins creating an inviting atmosphere. Those beautiful floors are continued onto the upper level where 4 of the spacious bedrooms reside. The primary bedroom is a private oasis with 2 closets, one of which leads to the luxurious ensuite boasting dual sinks, a deep soaker tub and an oversized shower. All of the bathrooms in the home have been stunningly upgraded with high-end Grohe lifetime warranty products. 2 bathrooms even have in-floor heat keeping toes warm

and cozy. Gather in the sophisticated finished basement and come together over movie and games nights and engaging conversations in front of the modern electric fireplace. The extravagance continues throughout this level with a large guest bedroom that includes a walk-in closet, another posh full bathroom and a huge exercise room. The expansive composite deck and lower patio in the ginormous backyard will have you hosting summer barbeques and spending your weekends lounging enjoying the immense privacy. A new fence and retaining wall were installed 4 years ago surrounding the grassy yard that is the perfect play space for kids and pets. A charming shed hides away seasonal items and is even equipped with electrical. This extraordinary home is situated in a quiet, much sought-after neighbourhood within walking distance to schools, several parks, the Trico Centre, Southcentre Mall and more. Mere minutes to Willow Park Golf and Country Club, the Anderson C-Train Station, Willow Park Shopping Village, Fish Creek Park and easy access to major thoroughfares for a quick and easy commute.