# \$1,199,900 - 201 Wascana Crescent Se, Calgary

MLS® #A2208229

#### \$1,199,900

4 Bedroom, 4.00 Bathroom, 2,233 sqft Residential on 0.12 Acres

Willow Park, Calgary, Alberta

Welcome to 201 Wascana Crescent SE â€" a meticulously renovated 4-bedroom, 3.5-bathroom residence nestled in the prestigious community of WILLOW PARK. This exceptional home effortlessly combines contemporary sophistication with practical design, offering the perfect balance of style and comfort.

Set on a generous lot, the property features a well-designed blend of outdoor living space and LOW-MAINTENANCE landscaping, ideal for both relaxation and entertaining. Upon entering, you're greeted by two expansive living areas on the main floor, providing ample room for hosting guests or enjoying quality family time.

The kitchen is truly a showstopper — a luxurious space where high-end finishes and thoughtful details make an immediate impression. Also on the main level is an elegant home office bathed in NATURAL LIGHT from its sunny south-facing windows, creating an inspiring workspace.

Upstairs, youâ€<sup>™</sup>II find three generously sized bedrooms, including a grand primary suite that serves as a true retreat. It boasts a spa-inspired ENSUITE and an oversized walk-in closet with additional built-ins, ensuring plentiful storage. The two additional bedrooms offer flexible space perfect for childrenâ€<sup>™</sup>s rooms, guest suites, or additional offices. Notable upgrades include a NEW ROOF, HOT-WATER TANK, and FURNACE — all replaced in 2023 — providing modern comfort







and long-term peace of mind. The COMPLETE RENOVATION in 2023 gives the home a fresh, contemporary feel while preserving its original charm.

Outside, a spacious TRIPLE-CAR garage adds exceptional convenience for parking and storage. Located in a prime area, this home is within easy reach of top-rated schools such as Acadia School (K–6), David Thompson School (7–9), and Lord Beaverbrook High School (10–12).

This is a rare opportunity to own a fully updated home in one of Calgaryâ€<sup>™</sup>s most coveted neighborhoods. Donâ€<sup>™</sup>t miss your chance — book your private showing today!

Built in 1965

## **Essential Information**

MLS® #	A2208229
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,233
Acres	0.12
Year Built	1965
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	201 Wascana Crescent Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1H3

## Amenities

Parking Spaces Parking # of Garages	3 Triple Garage Detached 3	
Interior		
Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)	
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer	
Heating	Forced Air	
Cooling	None	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Electric	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features	Private Yard	
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot	
Roof	Asphalt Shingle	
-		

Construction Stucco, Wood Frame

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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