

**310 Wascana Crescent SE
Calgary, Alberta**

MLS # A2305222



\$828,800

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,256 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	3
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Private		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage		

Inclusions: in basement

This Fully renovated Bungalow is located in desirable, secure and prestige South community of Willow Park and features 5 bedroom, 3 bathrooms, attached garage and private south faced Yard. Open plan main floor offers modern vinyl flooring throughout the living and main areas, vaulted wood ceiling adds warmth and character. The open kitchen is perfect for entertaining and family gatherings, while abundance of windows fills the space with natural light. The home features on the main floor, 3 bedrooms, one full ensuite bathroom and one full common bathroom and laundry. Fully finished basement with separate entrance is perfect for inlaws or nanny suite and offers huge recreation room, two bedrooms, own laundry and full bathroom. Single attached garage. New shingles 2025. Prime location with easy access to parks, shopping, schools, a golf course and transit. Just Move in and Enjoy the Summer.