

RESIDENTIAL**62 Willowby CL****ACTIVE****LP: \$399,900**

Property Class: Single Family
Area: Stony Plain
Community: Willow Park_STPL
Building Type: Detached Single Family
Style: Bi-Level
Legal Plan: 0226950 **Blk:** 3
Linc #: 0029616513
Title to Land: Fee Simple
Exclusion Y/N: N **SRR:** N **Disc:**
Warranty:

Listing ID#: E4002864
Postal Code: T7Z 2X5
Zone: Zone 91
Year Built: 2006
Lot: 34 **Unit:** **UF:**
Ownership: AGENT
Conform:
Restrictions: N-KNW



Two older dogs in Garage. CALL FOR BOOKINGS (587.269.3333) Measurements to be verified by buyers agent.

ENORMOUS PIE LOT in a safe and quiet cul-de-sac. This 4 BEDROOM Bi level has approx. 3000 sqft OF TOTAL LIVING SPACE makes this a perfect family home. The Kitchen is completely redone and has a fantastic open concept layout. The Living room has vaulted ceilings and a LARGE BUILT IN BENCH with storage by the huge window. SEPARATE DINING AREA leads out onto the HUGE CEDAR DECK AND CUSTOM GAZEBO for amazing BBQ parties. The Master Bedroom is huge with 3 piece ensuite and large walk in closet. The Custom Build Sitting Bench/Storage under the window is a great architectural touch! The OVERSIZED GARAGE IS HEATED and perfect for both cars and some of your toys! THE BASEMENT IS COMPLETELY FINISHED with a ton of Extra Storage, a Flex Room, Large Living Room, 4 piece bathroom and another great sized Bedroom. This house has it all... style, functionality, size and located in an AMAZING NEIGHBORHOOD WITH WALKING TRAILS , PLAYGROUNDS and tons of amenities close by!

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 2
Baths:	0	0	0	2	0	0	Ensuite Bath:	0	1	0	0	0		Level: SqM: SqFt:
Addl Rms:	0						Bdrms Above:	3				4		Main Level:
Living Rm:							Master Bdrm:		U					Upper:
Dining Rm:							Bedroom 2:							Above Grade:
Kitchen:							Bedroom 3:							Lower Level:
Family Rm:							Bedroom 4:		B					Below Grade:
Den:							Bonus Rm:							Total A.G.: 138.90 1,495.12

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Brick, Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	See Remarks			Flooring:	Carpet, Ceramic Tile, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks			Lot Shape:	Pie Shaped Lot SqM:
				Front Exp:	SE Unit Exp:
Site Influences:	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby			Frontage:	
				Tax Amt/Yr:	\$3,217 / 2015 LI/Yr: /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:	https://www.youtube.com/watch?v=4p-MLo-GPXw&feature=youtu.be			Elem. School:	http://www.psd70.ab.ca/BS .
Brochure:	https://www.youtube.com/watch?v=4p-MLo-GPXw&feature=youtu.be			Jr High School:	http://www.psd70.ab.ca/HPS
				Sr High School:	http://www.psd70.ab.ca/MCH
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor		Floor #:
Encl Parking:		Parking Unit:		Park Plan Type:		Park Plan Desc:		
Reg Size:	(M)	Reg Size						
Condo Fee:		Condo Fee Incl:						
HOA Fee:		HOA Fee Incl:						

Seller Name:	Kurtis & Jennifer Burnett	Appointment:	Call Lister, Must Confirm Appointment, Touchbase
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben Oosterveld - Ph: 587-269-3333	Listing Date:	12/29/2015
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	Re/Max Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 38
List Agent 2:		Possession:	
List Firm 2:		Possession Days:	
		Co-Operating Commission:	3.5/100 1.5B Possession Notes: 30 Neg

Pending Date:		Sold Date:		Input Date:	12/29/2015 1:48 PM
		Sold Price:		Expiration	5/16/2016

Seller Agent: **Seller Agent 2:**
Seller Firm: **Seller Firm 2:**