

HELLO,
Gorgeous!

348 WASCANA CRESCENT SE

CALGARY, ALBERTA

1,382 SQFT | 3 BED | 2 BATH

A beautifully renovated bungalow in the heart of Willow Park.

A HOME THAT JUST MAKES SENSE

Thoughtfully updated and designed for real life... this renovated bungalow blends modern upgrades with a layout that feels effortless from the moment you walk in.

With renovations starting in 2018, every detail has been considered for both comfort and function.

MAIN FLOOR HIGHLIGHTS

- Bright, functional bungalow layout with 3 bedrooms on the main level
- Renovated kitchen with custom cabinetry and smart storage solutions
- Pull-out pantry drawers, spice storage, lazy Susan, and built-in step stool
- Open-concept living and dining areas filled with natural light
- Spacious primary bedroom with pendant lighting and large walk-in closet
- Ensuite with glass/tile shower, bench seating, and antique vanity
- Two additional bedrooms and full bathroom
- Hunter Douglas cordless sheer-to-solid blinds throughout
- Hardwood flooring and ceramic tile
- Built-in shelving and Murphy bed

BASEMENT POTENTIAL

- Partially developed basement (framed + electrical complete)
- Excellent opportunity to customize additional living space
- Separate exterior entrance for added flexibility
- Ideal for future suite potential (subject to City approval)
- Dedicated laundry area + additional main-floor laundry hookups

OUTDOOR LIVING

- Large south-facing front deck
- Spacious backyard with Dura-deck and paving stone features
- Beautiful stonework and fully landscaped front and back
- Irrigation system for easy maintenance
- Gas BBQ hookup for entertaining
- Detached double garage

ADDITIONAL FEATURES

- Renovations started in 2018
- Forced air furnace
- Water softener (as is)
- Freezer (as is)
- Extensive storage throughout
- Stucco and stone exterior
- Asphalt shingles

LOCATION & LIFESTYLE

Located in the highly sought-after community of Willow Park...

- Walking distance to schools
- Close to Southcentre Mall, Trico Centre, and Willow Park shops
- Near Willow Park Golf Course
- Established neighbourhood with mature trees and quiet streets

This is a location that truly supports everyday living.

WHY YOU'LL LOVE IT

Renovated where it matters.

Flexible where it counts.

Located exactly where you want to be.

This is a home that offers both immediate comfort and long-term potential.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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