



THE
A-TEAM

**RE/MAX
FIRST**

157 WEDGEWOOD Drive, Calgary T3C 3G9

MLS®#: **A2116064**

Area: **Wildwood**

Listing Date: **03/22/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**
Lot Information
Lot Sz Ar: **5,963 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,713**
Low Sqft:
Ttl Sqft: **1,713**

DOM

58
Layout
Beds: **5 (2 3)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat:

Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Many Trees,Standard Shaped Lot
Carport,Covered,Driveway,Single Garage Detached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Shingle Siding,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Beamed Ceilings,Breakfast Bar,Ceiling Fan(s),Dry Bar,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`2" x 5`0"
Den	Main	11`5" x 11`5"
Kitchen	Main	20`8" x 11`6"
Bedroom	Basement	11`2" x 10`11"
Furnace/Utility Room	Basement	15`6" x 6`3"
Living Room	Main	12`6" x 11`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`7" x 11`1"
Dining Room	Main	11`6" x 8`11"
4pc Bathroom	Upper	12`11" x 8`4"
Laundry	Basement	8`3" x 7`3"
Foyer	Main	8`7" x 6`2"
Loft	Upper	17`3" x 15`10"

Bedroom - Primary	Upper	19`8" x 14`6"	4pc Bathroom	Basement	8`7" x 6`3"
Family Room	Basement	15`9" x 15`9"	Game Room	Basement	20`0" x 11`0"
Bedroom	Suite	13`5" x 12`0"	2pc Bathroom	Suite	7`11" x 4`10"
Bedroom	Suite	11`1" x 8`1"	Kitchen	Suite	9`2" x 7`10"
Living Room	Suite	21`1" x 17`4"	Furnace/Utility Room	Suite	7`11" x 5`5"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:		975HC			
Remarks					
Pub Rmks:		<p>This modern one-and-a-half story home is nestled among mature trees for unmatched privacy and offers a total of 3 bedrooms, over 2,400 sq.ft of developed space (1,713 + 781) plus another 728 sq.ft from a 2-bedroom garage suite (illegal). Significant revenue potential from short-term rental such as Airbnb. It sits on a large corner lot (60x100) across the street from Wildwood school (K-6), the community centre and tennis courts. Just steps from Edworthy Park and the bike paths along the river. The welcoming exterior, featuring a covered front porch and natural river stone accents, invites you inside to discover a light-filled open layout with hardwood floors throughout. The main level boasts a dining area, a cozy living space with a charming river rock fireplace, and a modern white kitchen equipped with a breakfast bar, stainless steel appliances (new refrigerator), and easy access to the backyard through patio doors or the mudroom. There's an extra sitting area, a bedroom, and a full bath on this floor. Upstairs, lofty ceilings and exposed beams create an airy atmosphere, complemented by a loft-style sitting room with fireplace, great for office or gym. There's a master retreat featuring three closets, a private balcony, and a lavish ensuite bath with heated floors, a relaxing soaker tub, and separate shower. (The new combi-boiler heats the top floor bathroom water, which is a separate heating system from the rest of the house). The lower level offers the 3rd bedroom, a 4-pc bathroom, a family room, a versatile den that can be used as a gym or play area. A laundry room and mechanical room with storage complete the lower level. Outside, the west-facing backyard sanctuary invites you to relax with a large deck, patio terrace, hot tub, and a garage-converted suite (illegal). It's self-contained with a kitchenette, bathroom, bedrooms and living area. The guest house has its own water heating system. So never a shortage of hot water. The garage is still spacious, and a single car can be parked. There's also a separate garden shed that's insulated & heated, where the 2nd bedroom with new fireplace is located (see floor plan in the photo gallery -- yes, a total out 2 buildings). This is ideal for a mother-in-law, or as a short- or long-term rental. A storage room at the back of the garden shed as well. Recent upgrades to the suite (illegal): electrical panel, two gas heaters, fireplace, vinyl flooring in the two bedrooms, epoxy flooring in the living area, water circulation for guest suite to keep water lines from freezing, and fresh paint throughout (A total of \$76,000 in upgrades). The house features a newer roof and furnace. Covered carport out front. Lots of street parking. This charming home is near the Shaganappi Golf Course, Westbrook Mall, 17th Ave with its restaurants and cafes, and a C-train station, adding to the allure of this exceptional Wildwood residence. It's the perfect blend of nature, family life and urban living. Schedule a viewing today!</p>			
Inclusions:		Hot Tub, Refrigerator, Portable microwave , Portable burner in suite			
Property Listed By:		2% Realty			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



157 Wedgwood Dr SW, Calgary, AB

Main Floor Exterior Area 1018.14 sq ft

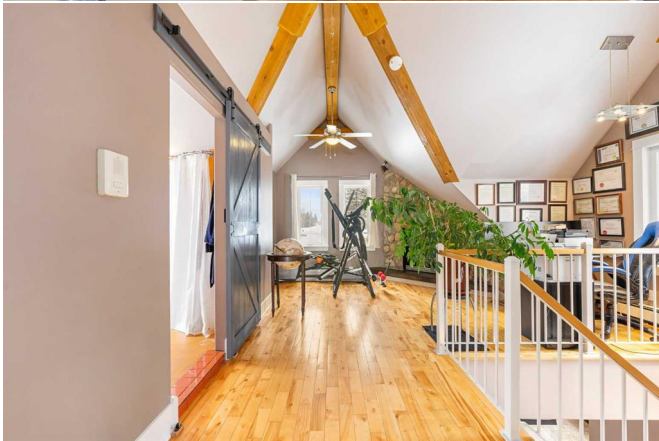
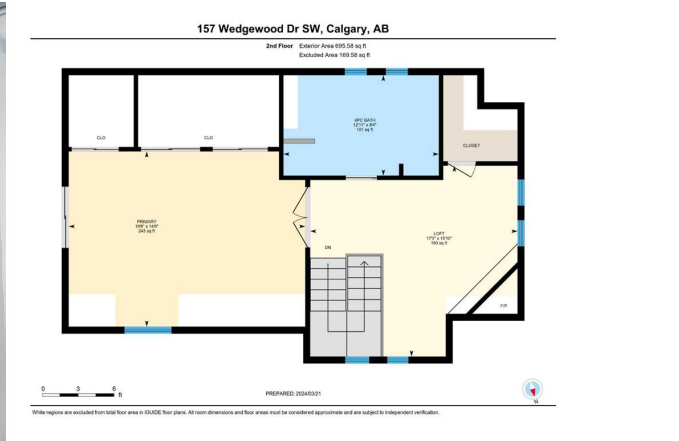


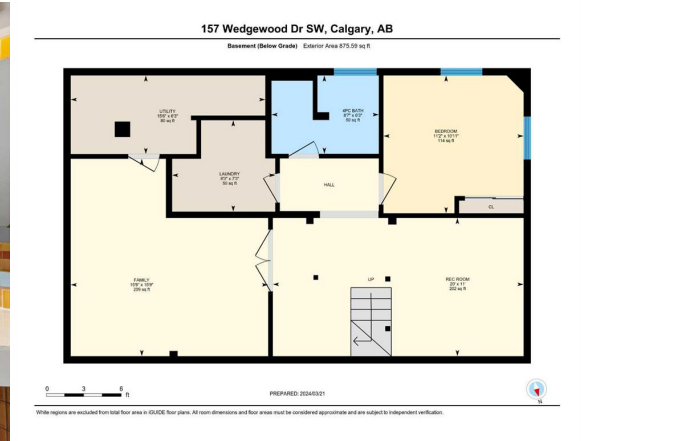
0 3 6 ft

PREPARED: 2024/02/01

White regions are excluded from total floor area in GMLD floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.









157 Wedgewood Dr SW, Calgary, AB

Detached Garage 2 Exterior Area 536.20 sq ft



PREPARED: 2024/02/21

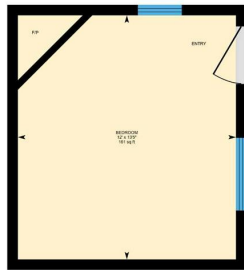
White regions are excluded from total floor area in G3/G2E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





157 Wedgewood Dr SW, Calgary, AB

Detached Garage 1 Exterior Area 150.32 sq ft



0 2 4

PREPARED 2024/02/01

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