



THE
A-TEAM

**RE/MAX
FIRST**

213 WILDWOOD Drive, Calgary T3C 3E2

MLS® #: **A2118997**

Area: **Wildwood**

Listing Date: **04/25/24**

List Price: **\$1,164,900**

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: **7,545 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,321**
Low Sqft:
Ttl Sqft: **1,321**

DOM

24
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Street Lighting,Pie Shaped Lot,Private,Treed,Views,Waterfall**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Playground,Private Yard**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Built-in Features,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Level 4	15`3" x 9`3"
Bedroom	Level 4	11`8" x 7`11"
Entrance	Third	6`8" x 5`7"
Dining Room	Third	14`4" x 9`3"
Family Room	Second	21`1" x 14`10"
3pc Bathroom	Second	
Hobby Room	Basement	18`9" x 9`10"

Room	Level	Dimensions
Bedroom	Level 4	10`5" x 9`10"
4pc Bathroom	Level 4	7`7" x 4`11"
Living Room	Third	20`10" x 15`5"
Kitchen	Third	12`2" x 11`6"
Laundry	Second	7`11" x 8`5"
Bedroom	Basement	17`11" x 13`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C1

4941HC

Remarks

Pub Rmks:

"I hid in the wildwood, I found sanctuary there, the world turned, the wind blew, falling leaves buried my fear, and the seasons passed. The trees were like lovers, growing slowly, and stolid as the rocks, changing little with time, they returned to the earth, at the end of the cycle. The woodland was the silence, before pain and grief intruded, a place where water flowed, where no voice cried out, a place without doubt, a place without betrayal." -- a poem by BARRY MIDDLETON. ***** Sew your heart on your sleeve and run to this SPECIAL, ONCE IN A LIFETIME location on WILDWOOD DRIVE (LOT SIZE 7545 ft2)--facing a large treed park and the RIDGE which overlooks Edworthy Park and the trailhead to the DOUGLAS FIR TRAIL. This solid, Keith built, 4 bdrm (3+1), 4 level-split has 2458 ft2 of development and has JUST UNDERGONE RENOVATIONS: NEW WOOL CARPET, CUSTOM DESIGNED GLASS FRONT DOOR, FRESH CUT & STAINED VINTAGE HARDWOOD FLOORS, WALNUT fireplace + tile surround, new wood railings & sleek steel spindles, new baseboards, new lighting & DESIGNER PAINT on several levels. The kitchen was redone in 2017 w/ 2 gas ranges, 2 prep sinks, quartz countertops, MOSS Green Glass backsplash, waffled glass sliding cabinet doors, several pot lights & tile floor. Main bathroom was COMPLETELY redone in 2018 (new tub, toilet, vessel sink, hardware+tile floors). The main floor is STUNNING with floor to ceiling windows in the living room -- A CONSTANT REMINDER YOU ARE SURROUNDED BY TREES AND PARK. Large, open LR/DR with HARDWOOD THROUGHOUT and fabulous tile, walnut surround WOOD BURNING FIREPLACE. 2nd rock WOOD BURNING FIREPLACE in the 3rd level FR w/ all new WOOL CARPET. Hardwood in all 3 Bdrms up, hall and staircase. Laundry/back entry has newer Washer + Dryer. Large hobby room + 4th Bdrm down (ROUGH IN FOR BATH). Gorgeous front patio and wooden pathway in the front of the home, fabulous deck & rock waterfall feature in the back of the home. Custom Designed Garage/OFFICE: fully insulated, wired for internet & cable, wireless garage door & exhaust fan. There is a fabulous 2-part water filtration system in this home and a 'Grander' water invigoration system --that will last a lifetime. Don't forget to visit our 3D tour and DRONE VIDEO!!!

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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











