

414 WILDWOOD Drive, Calgary T3C3E7

MLS®#: **A2121732** Area: **Wildwood** Listing Date: **04/10/24** List Price: **\$1,699,000**
 Status: **Active** County: **Calgary** Change: **-\$51k, 12-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1957**
 Lot Information
 Lot Sz Ar: **6,932 sqft**
 Lot Shape: **Irregular Shape**
24.44m x 31.18m x
17.82 x 30.46

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,544**
 Low Sqft:
 Ttl Sqft: **1,544**

DOM

39
 Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Few Trees,Lawn,Irregular Lot,Landscaped,Level,Street Lighting
220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Side,Heated
Garage,Insulated,Rear Drive,Secured

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	16`8" x 12`3"	4pc Ensuite bath	Main	12`2" x 9`0"
Foyer	Main	12`4" x 9`6"	2pc Bathroom	Main	5`8" x 5`5"
Living Room	Second	18`3" x 15`7"	Kitchen	Second	17`9" x 13`9"
Dining Room	Second	17`9" x 13`7"	Mud Room	Second	7`9" x 6`3"
Bedroom	Third	13`7" x 12`1"	Bedroom	Third	11`7" x 9`8"
Bedroom	Third	12`2" x 9`5"	5pc Bathroom	Third	9`8" x 6`8"

Bedroom
Laundry
Storage

Basement
Basement
Basement

10`5" x 9`8"
16`2" x 13`3"
10`9" x 4`6"

Game Room
Walk-In Closet

Basement
Basement

22`2" x 19`1"
14`6" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

310JK

Remarks

Pub Rmks:

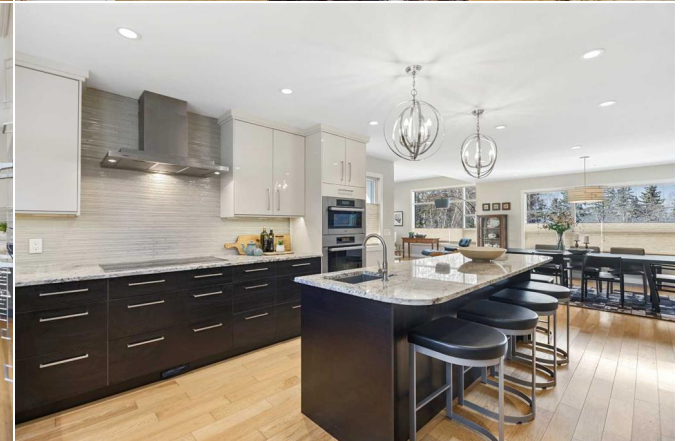
Spacious renovated 5-bedroom home, over 2700 sqft LIVING SPACE in prestigious Wildwood, occupying a prime corner lot in a tranquil cul-de-sac. 2014 revitalization, stunning residence underwent a transformative renovation, includes a 398 sqft extension. Comprehensive overhaul, interior boasts a modern & contemporary aesthetic, every detail curated for style & functionality. Entering a grand foyer adorned with sleek tiled flooring & ample closet space, welcome your guests or stage for bustling family activities. Centerpiece of the home is a luxurious living room, finished in beautiful oak flooring. Bathed in natural light streaming through large north & south windows, this exquisite space features soaring 10 ft ceilings & a striking fireplace flanked by custom-built cabinets. Whether you're unwinding in solitude or entertaining guests, this living room offers an unparalleled ambiance. Glass patio doors open onto a south-facing backyard oasis, private, completely landscaped. The heart of the home lies on the second level, where a sprawling open-concept layout beckons. The gourmet kitchen is a chef's dream, boasting top-of-the-line appliances, including built-in ovens & an induction cooktop, all nestled behind a stunning 9 ft long granite-covered central island. Abundant cabinet space & granite countertops provide ample room for culinary creations, while stainless steel accents add a touch of sophistication. Retreat to discover the sumptuous master suite, offering a serene sanctuary with warm carpeting, dual custom closets, & a lavish spa ensuite. Pamper yourself with heated floors, soak in the oversized tub, or rejuvenate in the glass-enclosed shower—a true haven of relaxation & rejuvenation. A beauty bar further enhances the spa like setting. Upper level features three generously proportioned bedrooms, each flooded with natural light & featuring new windows for that added brightness. Please note, house was designed for an easy conversion, to add another uper level master bedroom with walk in closet & ensuite A main 5-piece bathroom caters to the needs of a growing family with a side-lit vanity, while thoughtful touches like a sink in one bedroom alleviate bathroom congestion during busy mornings. Downstairs, the basement beckons with a spacious family room, perfect for cozy movie nights / casual gatherings. Large windows flood the space with natural light, creating a warm & inviting atmosphere. A versatile fifth bedroom offers flexibility for guests or can be repurposed as a home office or den, with access to a sizable seasonal storage area. This 5th bedroom was designed to be expanded and could have its own walk in closet. Outside, two outdoor spaces beckon for relaxation & entertainment. Park 2 SUVs in large garage, and still room for a workshop/storage, heated & illuminated by skylight, a versatile space ideal for tackling projects or storing outdoor gear. Storage shed located on east side of garage.

Inclusions:
Property Listed By:

Royal LePage Solutions

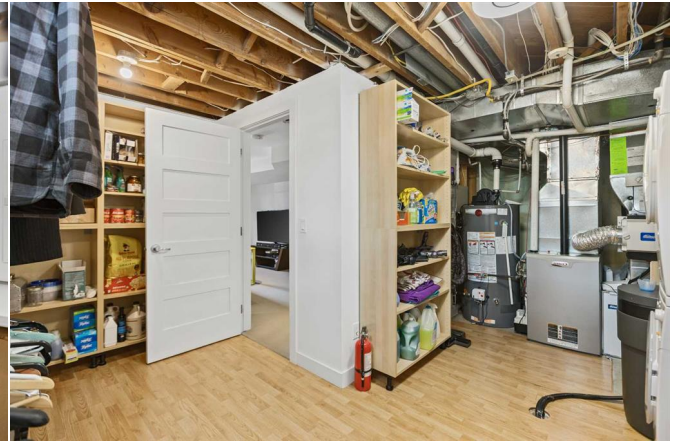
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

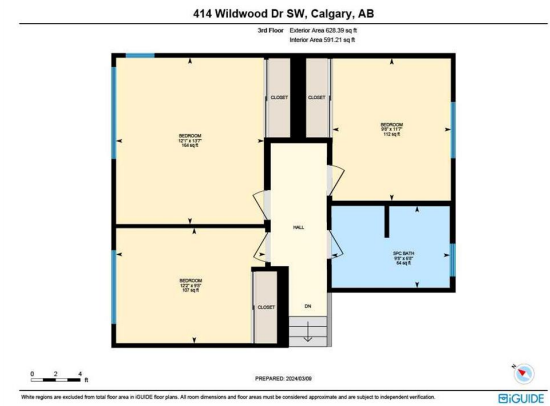
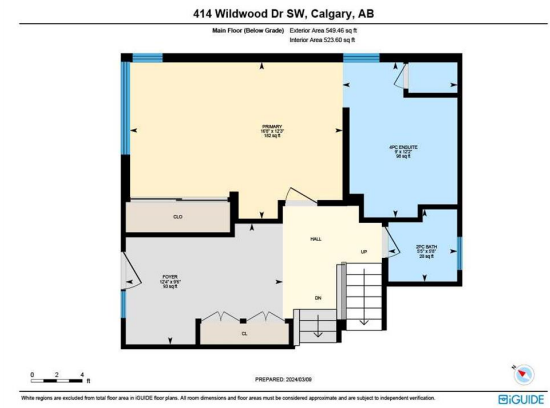
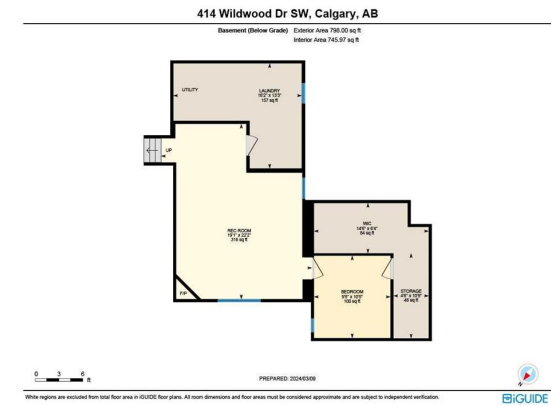












414 Wildwood Dr SW, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room areas is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 5'0" x 5'0" | 25 sq ft
4pc Ensuite: 12'2" x 8' | 98 sq ft
Foyer: 9'6" x 12'4" | 93 sq ft
Primary: 12'7" x 10'0" | 102 sq ft

BASEMENT

Bedroom: 9'0" x 10'0" | 90 sq ft
Laundry: 10'2" x 13'0" | 107 sq ft
Rec Room: 10'1" x 22'2" | 318 sq ft
Storage: 4'0" x 10'0" | 40 sq ft
Wic: 14'0" x 6'4" | 84 sq ft

2ND FLOOR

Deck: 15'11" x 12'11"
Dining: 17'0" x 13'7" | 240 sq ft
Kitchen: 13'0" x 13'0" | 144 sq ft
Living: 15'7" x 16'3" | 277 sq ft
Master: 7'0" x 6'3" | 49 sq ft
Patio: 3'0" x 4'0"

3RD FLOOR

Spa Bath: 6'0" x 9'0" | 54 sq ft
Bedroom: 11'7" x 9'0" | 112 sq ft
Bedroom: 9'0" x 12'2" | 107 sq ft
Bedroom: 13'7" x 12'1" | 164 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR (Below Grade)

Interior Area: 523.00 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 549.46 sq ft

BASEMENT (Below Grade)

Interior Area: 745.97 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 798.00 sq ft

2ND FLOOR

Interior Area: 874.12 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 916.46 sq ft

3RD FLOOR

Interior Area: 591.21 sq ft
Perimeter Wall Thickness: 4.5 in
Exterior Area: 626.39 sq ft

GARAGE

All space is included

Total Above Grade Floor Area, Main Building

Interior Area: 1465.33 sq ft
Excluded Area: 354.20 sq ft
Exterior Area: 1544.06 sq ft

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

