



THE
A-TEAM

**RE/MAX
FIRST**

435 WILDWOOD Drive, Calgary T3C 3E4

MLS®#: **A2122666**

Area: **Wildwood**

Listing Date: **04/17/24**

List Price: **\$1,690,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1961**

Lot Information

Lot Sz Ar: **9,450 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,210**
Low Sqft:
Ttl Sqft: **3,210**

DOM

32

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Level,On Golf Course,Private,Rectangular Lot,Views**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood**
Int Feat: **Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	8`7" x 12`6"
Living Room	Main	27`3" x 14`6"
4pc Bathroom	Second	8`6" x 10`2"
Bedroom	Second	11`10" x 24`3"
Bedroom - Primary	Second	24`0" x 31`6"
Family Room	Lower	24`5" x 36`0"
Bedroom	Basement	19`11" x 12`8"

Room	Level	Dimensions
Kitchen	Main	15`3" x 24`0"
Pantry	Main	5`3" x 8`3"
4pc Ensuite bath	Second	11`11" x 24`3"
Bedroom	Second	12`2" x 20`8"
3pc Bathroom	Lower	8`3" x 6`3"
Laundry	Lower	10`9" x 14`9"
Media Room	Basement	20`10" x 13`2"

Storage	Basement	15`5" x 11`0"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	310JK	Zoning: R-C1	Remarks
Pub Rmks:	Welcome to this exquisite West Coast inspired home, where every detail has been carefully curated to elevate your living experience. Step into the chef's dream kitchen boasting abundant countertop space, dual ovens, a prep sink, and a pantry with a built-in freezer. The well-lit living and dining room offer serene views of the west-facing backyard, while the spacious primary bedroom features a cozy reading area overlooking the landscaped oasis and large walk-in closet and ensuite. The 2nd and 3rd bedrooms offer optimal space as kids bedrooms for not only bedroom furniture but play and study space. Indulge in the luxury of a wine room, theatre room, office, sitting area, and 4th bedroom, provide versatility for any lifestyle. The oversized heated garage includes an underground storage area, ideal for storing outdoor leisure equipment. Outside, the tranquil yard envelops you in a sense of country serenity. Come experience the magic of this exceptional home and create lasting memories with your loved ones.		
Inclusions: Property Listed By:	N/A Comox Realty		

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











