



THE
A-TEAM

**RE/MAX
FIRST**

26 WIMBLEDON Crescent, Calgary T3C3H7

MLS®#: **A2163539**

Area: **Wildwood**

Listing Date: **09/06/24**

List Price: **\$776,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Finished Floor Area

Abv Sqft: **912**

Low Sqft:

Ttl Sqft: **912**

Lot Information

Lot Sz Ar: **5,000 sqft**

Lot Shape:

DOM

12

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane, Landscaped, Level, Private, Rectangular Lot, Treed**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`0" x 11`0"
Dining Room	Main	9`6" x 9`0"
Bedroom	Main	10`10" x 9`0"
Game Room	Basement	19`0" x 10`0"
Bedroom	Basement	8`7" x 8`6"

Room	Level	Dimensions
Kitchen	Main	10`0" x 9`0"
Bedroom - Primary	Main	12`10" x 9`3"
4pc Bathroom	Main	7`6" x 5`0"
Bedroom	Basement	10`5" x 7`8"
4pc Bathroom	Basement	7`4" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1243HL

Zoning:
R-C1

Remarks

Pub Rmks:

This delightful turn-key home is quietly nestled in the heart of Wildwood between Edworthy Park and Douglas Fir Trail. It is tastefully renovated with an open floor-plan and it has been meticulously maintained and is flawlessly sparkling clean. Step in the front door and the quality is evident. Discover the beautiful soft satin finished hardwood floors, newer rich dark mocha cabinetry with sparkling granite counters! Be sure not to miss the space efficient roll-out pantry organizer as well as the Electrolux induction range! The dining area features a convenient desk nook that can easily double as a corner bar or library nook. Take note of the Hunter Douglas window coverings throughout the home! Oh, and the windows are all updated and fresh! Don't miss the unique closet pivot barn doors! Both full four piece bathrooms (up and down) are fully renovated and are white glove clean with shimmering fixtures and finishings. This cozy home packs a punch; with the developed lower level there is an abundant 1650 sq feet of living space! The split rear entry, two bedrooms up and two on the lower level, easily sharable laundry location and up/down full bathrooms ensures personal privacy and offers an opportunity for multiple living options. There is definitely room for family and friends. Also there is a lower cold storage room and two super convenient linen closets Note that the lower bedroom windows are oversized legal egress for both natural light and safety. Out back the yard is truly a sanctuary of personal private outdoor solitude. There's loads of room for a small garden greenhouse or a sun drenched home studio. The garage is a spacious single for parking and storage options. The property is situated on a 50x100 lot and offers plenty of outdoor space for recreation, gardening or potential future expansions. Welcome to your new Wildwood home! Embrace the convenience! Embrace the lifestyle!

Inclusions:

None

Property Listed By:

RE/MAX Complete Realty

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