



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 WILDWOOD Drive, Calgary T3C 3E2**

MLS®#: **A2172030**      Area: **Wildwood**      Listing Date: **10/09/24**      List Price: **\$1,349,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1957**  
Lot Information  
 Lot Sz Ar: **7,158 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached, Garage Door Opener**

Finished Floor Area

Abv Sqft: **1,857**  
 Low Sqft:  
 Ttl Sqft: **1,857**

DOM

**9**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Membrane**      Construction: **Stucco**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Bar, Bookcases, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Recessed Lighting, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 17`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`6" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 17`4"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>10`0" x 15`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 13`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`0"</b>	<b>5pc Bathroom</b>	<b>Main</b>	<b>11`6" x 7`5"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>17`6" x 11`9"</b>	<b>Game Room</b>	<b>Basement</b>	<b>19`2" x 14`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`2" x 13`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`0" x 17`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>19`9" x 13`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 8`1"</b>

<b>Laundry</b>	<b>Basement</b>	<b>8`5" x 8`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`8" x 19`10"</b>
			Legal/Tax/Financial		

Title:	Zoning:
<b>Fee Simple</b>	<b>R-CG</b>
Legal Desc:	<b>4941HC</b>

Remarks

Pub Rmks: **This stunning residence is located on the highly desirable Wildwood Drive, just moments away from Edworthy Park, the Douglas Fir trail, and the Bow River Valley. Upon entering this remarkable home, you'll immediately appreciate its contemporary features blended with mid-century elegance. Thoughtfully upgraded over the years, the entryway showcases slate flooring that transitions into beautiful hardwood on the main level, highlighted by vaulted barrel ceilings adorned with custom valances and a striking two-sided fireplace that enhances the ambiance of both the living and dining areas. The exceptional kitchen boasts vintage-inspired shaker-style cabinetry complemented by exquisite granite countertops, including a convenient peninsula. A sunroom invites you to soak in breathtaking views of the serene backyard, complete with a tranquil water feature. It provides direct access to a spacious deck and patio, perfect for summer barbecues. The primary suite is a true retreat, featuring a luxurious ensuite with an expansive walk-in shower, dual sinks, a walk-in closet, and direct access to a private, oasis-like backyard. The lower level impresses with a generous family room that flows into a games room, equipped with built-in cabinetry, a cozy fireplace, and a wet bar—an ideal space for entertaining friends and family. Additionally, there are two more bedrooms, one of which includes extensive oak cabinetry and shelving, along with another fireplace. The double car front attached garage is accessible through two doors, where you will be greeted with a 13' x 24' space and a 13' x 25' space, truly unique, well designed and extremely convenient. All of this is set in an outstanding location surrounded by parks, close to shopping, and just minutes from downtown!**

Inclusions: **Note: Sprinkler system, water filtration system and alarm system are all in as is condition.**

Property Listed By: **RE/MAX Real Estate (Central)**

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











