



THE
A-TEAM

**RE/MAX
FIRST**

219 WILDWOOD Drive, Calgary T3C3E2

MLS® #: **A2174828**

Area: **Wildwood**

Listing Date: **10/24/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 07-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Finished Floor Area

Abv Sqft: **1,347**
Low Sqft:
Ttl Sqft: **1,347**

DOM

90
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **6,500 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Underground Sprinklers,Private,Treed**
Park Feat: **Double Garage Attached,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas,Radiant**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Recessed Lighting,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`11" x 12`2"
Dining Room	Main	12`6" x 9`3"
3pc Bathroom	Lower	8`8" x 5`11"
Bedroom - Primary	Upper	15`3" x 9`3"
Bedroom	Upper	10`5" x 9`9"
Bedroom	Basement	14`3" x 10`1"
Den	Basement	12`10" x 10`1"
Furnace/Utility Room	Basement	11`6" x 9`6"

Room	Level	Dimensions
Living Room	Main	15`4" x 20`10"
Family Room	Lower	22`11" x 14`0"
Laundry	Lower	8`8" x 6`0"
Bedroom	Upper	11`9" x 8`0"
4pc Bathroom	Upper	9`2" x 5`0"
Game Room	Basement	20`4" x 11`0"
Storage	Basement	10`4" x 4`8"

Title: **Fee Simple**
Legal Desc: **4941HC**

Zoning: **R-CG**

Remarks

Pub Rmks: **\$50,000 REDUCTION, PRICED TO SELL! 219 Wildwood Drive is the one you've been waiting for! This warm and inviting home is nestled in nature, but only 10 minutes from downtown. Spacious and serene, this generous 65' wide property faces 100% green space along the Edworthy escarpment. ONE OF THE BEST LOCATIONS ON WILDWOOD DRIVE! Inside you'll enjoy over 2,600 sq. ft. of inviting space with many high-quality upgrades including an oversized, double tandem garage with 10.5 ft. ceiling height (RV height) and plenty of storage space. The bright and spacious 23' x 14' family room down-to-the-studs renovation included new engineered hardwood flooring, pot lights, built-in speakers, new insulation, radiant heating and new windows. The adjacent, spa-inspired bathroom features a walk-in shower, in-floor heating and high-quality finishes. Likewise, the upper-level bathroom is redone to the same high standard and includes a deep soaker tub. 2020/2021 saw the installation of a high-efficiency furnace and hot water tank and a complete front yard makeover with new exposed aggregate driveway, walkways and patio; extensive landscaping; and an underground sprinkler system. Inside, your floor-to-ceiling living room windows offer a serene view of nature and neighbors strolling by. Or you can turn inward enjoying the warmth of your wood-burning feature fireplace. There's loads of space for everyone's activities - in addition to the roomy main floor, with its spacious living room, dining room and kitchen, there's the huge third-level family room, four bedrooms, a den/office, and an additional rec room with craft sink. The backyard offers more choices with a deck, a patio and lawn space within a fully fenced and nicely treed, private oasis. Plus, don't forget that this special home is near many Wildwood amenities that help make it such a treasured place to live. An entrance to the Douglas Fir Trail and nearby lookout is just around the corner. Wildwood School and the adjacent community centre are just a couple of blocks away offering a playschool, a hockey rink, skating, a fire pit, tennis, pickle ball, basketball, yoga, and a community garden. You can also walk to Edworthy Park, Shaganappi Golf Course, Wildflower Art Centre, groceries, shops, restaurants, and multiple transit options including the Westbrook LRT. You can commute downtown via a two-traffic light route or head in the opposite direction for a quick escape to the Rocky Mountains. That is if you ever want to leave this irresistible home base! Don't miss out - call your favorite Realtor to set up a showing today!**

Inclusions: **free-standing closets in basement rec room**
Property Listed By: **Real Estate Professionals Inc.**

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











