



THE
A-TEAM

**RE/MAX
FIRST**

399 WILDWOOD Drive, Calgary T3C 3E4

MLS®#: **A2178242**

Area: **Wildwood**

Listing Date: **11/26/24**

List Price: **\$2,650,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **7,330 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,470**
Low Sqft:
Ttl Sqft: **3,470**

DOM

52
Layout
Beds: **4 (4)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,No Neighbours Behind,Underground Sprinklers,Private,See Remarks**
Park Feat: **Front Drive,Garage Faces Front,See Remarks,Side By Side,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Beamed Ceilings,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`10" x 14`0"
Living Room	Main	18`8" x 18`0"
Family Room	Basement	31`3" x 15`9"
Laundry	Basement	11`5" x 6`5"
Bedroom	Upper	14`5" x 12`5"
Bedroom	Upper	14`9" x 14`2"
6pc Ensuite bath	Main	12`11" x 12`11"
4pc Ensuite bath	Upper	8`4" x 4`11"

Room	Level	Dimensions
Dining Room	Main	12`2" x 10`3"
Mud Room	Main	10`8" x 6`6"
Game Room	Basement	28`3" x 12`9"
Bedroom - Primary	Main	16`5" x 14`11"
Bedroom	Upper	14`11" x 12`1"
2pc Bathroom	Main	6`8" x 4`10"
4pc Ensuite bath	Upper	8`8" x 4`11"
3pc Ensuite bath	Basement	9`7" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4941HC

Remarks

Pub Rmks: **A Modern Masterpiece on Wildwood Drive - 399 Wildwood Dr., Overlooking the Bow River Valley Welcome to a home that embodies warmth, luxury, and elegance in a stunning modern architectural design. Located on the iconic Wildwood Drive, this home is a striking retreat with sweeping views of the Bow River valley and lush surroundings. From the moment you enter, you'll feel the openness and light created by two-story high ceilings and expansive windows that flood the space with natural light, framing serene views of your private yard and the river valley beyond. Main Floor: The heart of this home is a spacious kitchen featuring custom cabinetry, high-end Miele appliances, and a grand island—perfect for casual dining and entertaining. A unique feature wall, made with walnut and quartz, divides the kitchen and dining area, balancing intimacy with openness. The living room is bathed in light from floor-to-ceiling windows and seamlessly connects to a large deck through five-panel sliding doors, bringing the outdoors in. Additional highlights include a stylish mudroom off the oversized heated triple-car garage, a bold half bath, and a luxurious primary suite. The primary bedroom opens to the deck and boasts striking wallpaper, unique lighting, and a breathtaking six-piece ensuite with art deco-inspired finishes, a walk-in shower, backlit pedestal tub, and dual vanity. The custom walk-in closet includes a discreet laundry space for convenience. Second Floor: A stunning open-riser walnut staircase leads you upstairs, where you'll find impressive views over the main floor, two decks, a large bonus area, and two spacious bedrooms, each with its own ensuite. This floor perfectly combines style and function, offering flex spaces to cater to your unique needs. Lower Walkout Level: With 1,600 sq. ft. of bright, open living space, the walkout level includes a custom wet bar with wine storage, a vast recreation space that's perfect for a home gym or theater, a full bathroom, an additional bedroom with an ensuite, and plenty of storage options. The hydronically heated slab floors in the garage and basement enhance year-round comfort, and the entire home is wired to accommodate any home automation system. Step outside to a covered patio ideal for a hot tub, with direct access to your private oasis. 399 Wildwood Dr. is a modern masterpiece thoughtfully designed for luxury, comfort, and seamless indoor-outdoor living. Reach out today to experience this extraordinary property in person.**

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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







