



THE A-TEAM

RE/MAX FIRST

414 WILDWOOD Drive, Calgary T3C 3E7

MLS®#: A2190620 Area: Wildwood Listing Date: 01/31/25 List Price: \$1,399,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1957
Lot Information
Lot Sz Ar: 6,932 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,615
Low Sqft:
Ttl Sqft: 1,615

DOM 2
Layout
Beds: 5 (4 1)
Baths: 2.5 (2 1)
Style: 4 Level Split
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard, Forced Air, Natural Gas
Sewer:
Ext Feat: BBQ gas line, Private Yard
Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Convection Oven, Dishwasher, Dryer, Freezer, Garburator, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Int Feat: Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 5pc Ensuite bath, Dining Room, etc.

Laundry

Basement

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**310JK**

Remarks

Pub Rmks:

**Here in the exclusive established community of Wildwood is this exquisitely appointed split-level home, located on a sprawling corner lot only minutes to Edworthy Park, neighbourhood schools & shopping. Beautifully renovated contemporary home offering a total of 5 bedrooms, hardwood floors, fully-loaded custom kitchen with top-of-the-line appliances, oversized heated 2 car garage & over 2700sqft of development over 4 levels of refined living. Ground level has an inviting entry complemented by glistening tile floors & plenty of closet space. Hardwood-clad stairs take you up to the next level & into the heart of your new home...a breathtaking open concept space with an expansive dining room with big picture window & stunning living room addition with 10ft ceilings, remote-controlled Valor gas fireplace accented by built-in shelving & garden doors to the private South-facing deck. The showpiece designer kitchen is a sight-to-behold...grand & modern featuring 9ft granite-topped island with veggie sink, custom cabinetry - including 7ft built-in pantry with pull-out storage & 2 Lazy Susans, undercabinet lighting & stainless steel appliances including 42inch Jenn-Air fridge, Gaggenau chimney hoodfan & Miele induction cooktop, built-in convection oven & new (2022) dishwasher. There are 3 bedrooms & a renovated full bath with double vanities on the top level, & all the bedrooms have hardwood floors & ample closet space. The private owners' retreat is on the ground level & enjoys 2 large closets & sleek soaker tub ensuite with heated floors, separate shower & quartz counters. The 4th level - with its oversized windows, is finished with large family room with another remote-controlled Valor fireplace, 5th bedroom (or office) with huge adjoining walk-in closet/storage room & laundry/storage with Miele washer & dryer. A mudroom - complete with built-in bench & cabinets, leads to a 2nd backyard deck, patio & the detached 2 car garage...heated & oversized, 200amp electrical panel to accommodate a charging station for your future electric car, 9ft ceilings with skylights & 8ft high garage door. Additional improvements & extras in the 2014-renovation include dual-pane/low-E windows, furnaces & electrical panel, PEX water pipes, central vacuum system, sewer service with new backflow valves & new roof on both the house & garage plus welded membrane on the living room addition. There's also an AquaMaster Pro water softener, new hot water tank in 2022, Ecobee thermostat & custom high-end 2-way blinds. Prime location on this private 80ft wide corner lot shaded by towering mature trees (highlighted by a huge blue spruce & 2 weeping birch) in this mature family community only minutes to Edworthy Park & off-leash parks, with quick access to Sarcee & Bow Trails to take you to the Westbrook LRT & shopping, nearby medical clinics, library & downtown. A not-to-miss opportunity to make your dream home a reality!**

Inclusions:  
Property Listed By:

**Alarm system hardware, garage heater, storage shed, ring doorbell. NOTE: water line on fridge  
Royal LePage Benchmark**

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

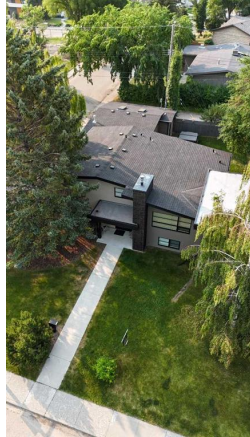
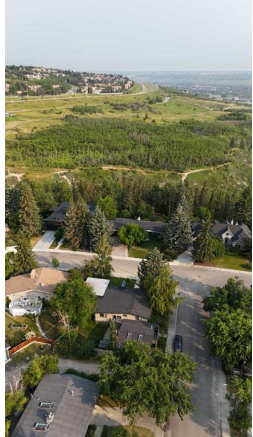




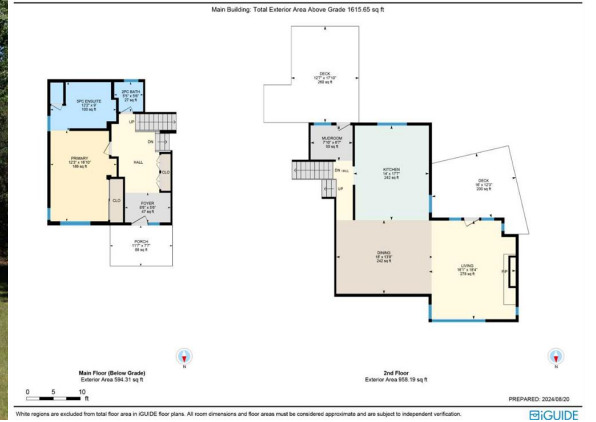








414 Wildwood Dr SW, Calgary, AB



414 Wildwood Dr SW, Calgary, AB

Main Building - Total Exterior Area Above Grade 1615.65 sq ft



0 3 6  
2nd Floor  
Exterior Area 837.48 sq ft  
Basement (Below Grade)  
Exterior Area 638.27 sq ft  
PREPARED: 2024/05/20

While figures are excluded from total floor area in ICLDSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

