



THE
A-TEAM

**RE/MAX
FIRST**

75 WINDERMERE Road, Calgary T3C3K6

MLS® #: **A2196147**

Area: **Wildwood**

Listing Date: **02/27/25**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,318**
Low Sqft:
Ttl Sqft: **1,318**

Lot Information

Lot Sz Ar: **5,392 sqft**
Lot Shape:

DOM

0
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Private**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Silent Floor Joists**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Freezer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

8698HB

Remarks

Pub Rmks:

Nestled in the highly sought-after community of Wildwood, this beautifully renovated bungalow with Solar Energy + an addition is a true gem. The Green home power supply returns 130% of your power costs! Spanning over 2440 of total sqft, the home boasts three spacious bedrooms and three bathrooms, including a luxurious master suite with a four-piece ensuite, with a spacious walk-in closet and direct sliding doors access to a huge, sunny southwest-facing deck. The new chef-inspired kitchen exudes European flair, featuring a large island with 4x seating, an abundance of custom cabinetry, a walk-in pantry, gleaming quartz countertops, sleek S/S appliance package with oak hardwoods throughout. Also with access to the back deck and yard. The open-concept design seamlessly blends entertainment space with a cozy front living room and family dining area. The fully finished lower level offers the perfect retreat for both parents and children, with a TV living area & wet bar--ideal for movie nights. It also includes a fourth guest bedroom (currently converted to a gym). A classy 3pc bathroom, open laundry area & ample storage... The kids can put their electronics away and enjoy their interior hockey rink + mini climbing wall, enclosed in tempered glass. During the down to the studs renovation, no detail was overlooked, with new electrical, plumbing, triple pane windows, led lighting, spray-foam insulation in all walls & floor joists + a newer roof. The expansive, private backyard features a large single garage and plenty of space for children to play. Ideally located just walking distance to excellent schools, transit, shopping, professional offices, the bike paths, with quick access to Bow Trail. This home is also just a short walk from the renowned Edworthy Park and the Bow River. This remarkable home is truly a must-see... You may want to hurry on this one and bring the cheque book :). You're going to love it.

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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











