



**333 Wildwood Drive SW
Calgary, Alberta**

MLS # A2303413



\$1,449,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,611 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, W		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Many Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Garden swing, 12 zone automatic sprinkler system, bar fridge in garage, built-in storage in garage, garden shed		

Welcome to your private sanctuary in the highly sought-after community of Wildwood, where opportunities like this are rarely offered. Perched on the ridge on nearly one-third of an acre and backing directly onto Edworthy Park, this exceptional property captures sweeping west-facing views, complete privacy, and seamless access to nature, all just minutes from everyday amenities and a quick commute to downtown. Lovingly maintained and thoughtfully updated by the same owners for the past 28 years, this is a home that truly stands apart. A spacious tiled entry welcomes you in, complete with a walk-in closet and direct access to the oversized (29'3 x 21'4), heated attached garage. Featuring a rare 3-metre extension, this space is ideal for a workshop, additional storage, or hobby area. The main level opens into a bright, open-concept design, anchored by solid oak hardwood flooring throughout. At the heart of the home is a beautifully appointed, chef-inspired kitchen with custom cabinetry, a large island, and generous prep and gathering space, perfectly suited for both intimate dinners and larger-scale entertaining. The seamless connection to the dining and living areas creates a warm, inviting atmosphere designed for hosting and everyday living alike. The living room offers a cozy yet refined setting, complete with a gas fireplace, custom built-ins, and a reinforced wall ready for a home theatre setup. From here, step out onto the expansive west-facing patio, an ideal backdrop for summer evenings. The primary retreat is a peaceful escape, featuring a walk-in closet, private 3-piece ensuite, and direct access to a secluded patio, perfect for enjoying your morning coffee. The main floor is completed by a well-appointed 4-piece bathroom and a generous office space, originally designed as two bedrooms and easily convertible back, offering the flexibility of

a three-bedroom layout on the main level if desired. The fully developed walkout lower level extends your living and entertaining space, offering a large recreation and media area. Two additional bedrooms with oversized south-facing windows bring in an abundance of natural light, while the laundry room and a spacious heated crawl space provide exceptional functionality and storage. Step outside from the lower level to a second patio, complete with a concrete pad for a hot tub, garden swing and a gas line for your BBQ. The backyard is truly extraordinary - expansive, private, and featuring a fire pit surrounded by mature trees, it's a rare and magical setting that offers year-round enjoyment. Notable features and upgrades include energy-efficient Pella Insulshield windows and doors in the living room, a full-width electric awning, central air conditioning, a 12-zone automatic sprinkler system, newer upper deck, and a newer hot water heater (2024). This is a rare opportunity to own a beautifully updated home that seamlessly blends timeless character with modern comfort, in one of Calgary's most coveted locations.