



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**361 Wildwood Drive SW  
Calgary, Alberta**

**MLS # A2312802**



**\$1,550,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,261 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, No Back Lane, No Neighbours Behind, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** AS IS: central vacuum system (works but missing an attachment), humidifier, outside garage pad

A RARE find! This unique custom built two-storey home offers 2,261 sq. ft. of above-grade living space, plus an additional 1,200 sq. ft. below grade. A spacious formal entry is highlighted by a wood spindle staircase and direct access to the double attached garage. Step into the main living area and immediately appreciate the incredible lot and location, backing directly onto the Edworthy escarpment. The entire rear of the home is lined with windows overlooking the beautifully treed 9,500 sq. ft. park-like yard and the Park beyond. The open-concept layout is ideal for entertaining and large family gatherings. The living room is a true showpiece, featuring a dramatic 20-foot vaulted ceiling and a wood-burning masonry fireplace finished with hand-selected river stone. The dining area includes a bay window and garden door leading to the large rear deck with a gas line for your BBQ. The kitchen is equipped with timeless Shaker-style cabinetry, pantry and a central island with seating for two. Completing the main floor are a private office, cozy den/library, full-sized bedroom, and convenient 2-piece bathroom. Upstairs, the striking two-storey vaulted ceiling fills the space with natural light while overlooking the living and dining areas below. The upper level offers three additional bedrooms, including a spacious primary retreat with a walk-in closet and 4-piece ensuite. The lower level features approximately 800 sq. ft. of original 1959 developed space, including a character-filled rec room with a second wood-burning masonry fireplace, a fifth bedroom (window not to current egress standards), original 3-piece bathroom, cold storage room, laundry/utility area, and abundant storage space. New roof shingles in 2023 with transferrable warranty. Originally built as a bungalow in 1959, the home underwent a major addition and renovation in 2002 (basement excluded). The work was completed by a

general contractor with proper permits, and most mechanical and electrical systems were upgraded at that time. Double attached, front-drive garage and RV parking. Long-time owners are moving out of province and passing along this dream location to the next family to enjoy. Move in and appreciate the character and charm as-is, or renovate and modernize to suit your vision. This exceptional Wildwood location is truly an investment in both lifestyle and real estate. Enjoy easy access to the Bow River pathway system to downtown, quick routes west to the mountains, and close proximity to shopping, restaurants, WinSport/COP, and the Calgary Farmers' Market — all within 10 minutes. The owners are sad to leave after a lifetime of wonderful memories here. A unique boulder in the backyard, believed to be glacial erratic, adds yet another special touch to this remarkable property. A MUST TO SEE!