



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**4936 Worcester Drive SW
Calgary, Alberta**

MLS # A2322213



\$849,000

Division:	Wildwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Location, location, location. Imagine having the sprawling multi use natural escape of Edworthy park out your front door. This could be a reality at 4936 Worcester Drive SW. Experience the outstanding trails, or relax and enjoy the riverfront access. This large home has a unique layout with the upper level consisting of 2 bedrooms, a 3 pc bathroom, and a play or sitting area/ bonus room. The main level has an open dinning/living room area, updated kitchen, primary bedroom with ensuite and walk-in closet, and a powder room. The kitchen looks out onto a fenced back yard with two car garage. Big west facing windows allow you to experience the most spectacular sunsets. The fully finished basement includes a large living/games room and area with cupboards and sink. There is an additional bedroom, bathroom and walk in closet. Newer vinyl plank flooring in basement was installed 3 years ago. This lower level could be ideal for room mates, or older family members wanting their own space. Hot water tank was replaced 2 years ago. High end acrylic stucco exterior. Easy and quick access to both the mountains and downtown. Please view video.