



**GRASSROOTS**  
REALTY GROUP

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**157 Wildwood Drive SW**  
**Calgary, Alberta**

**MLS # A2322249**



**\$988,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Front, Insulated, On Street, S		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully updated, well maintained family home in the highly sought-after community of Wildwood! Perfectly situated on a quiet street directly across from a protected green space, this exceptional property offers beautiful view, privacy and easy access to walking and biking pathways. The bright and spacious main floor features large newer windows that flood the home with natural light, a welcoming living room with fireplace and beautifully renovated kitchen complete with a large island, quartz countertops, stainless steel appliances, and ample cabinetry. The adjoining dining room area is ideal for both family living and entertaining. Upstairs you will find generously sized bedrooms and updated bathroom, including a spacious primary retreat. The lower levels provide additional versatile living space with cozy family room with fireplace, recreation room, office or bedroom, and a beautifully finished bathroom. Step outside to enjoy the private, mature backyard featuring large deck and patio area surrounded by trees, perfect for summer gatherings, relaxing evenings and family enjoyment. This unbeatable location makes this a truly special property. Appreciate being just minutes away from schools, shopping, downtown, hospitals, Edworthy Park, the Bow River, pathway system, and all the amenities. Don't miss your chance to call this exceptional Wildwood property HOME!!!!