



GRASSROOTS
REALTY GROUP

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23 Wellington Place SW
Calgary, Alberta

MLS # A2349388



\$999,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

RARE 3 BEDROOM, 2 BATHROOM MAIN FLOOR LAYOUT IN WILDWOOD! Beautifully renovated and exceptionally maintained, this 4 bedroom bungalow is a standout in a PREMIUM WILDWOOD LOCATION. The stylish open concept kitchen features abundant cabinetry with extended uppers to the ceiling, granite countertops, generous workspace and high end appliances, including a Bosch gas cooktop. The spacious eating area opens to the rear deck and private backyard. The primary retreat features a large walk in closet with CUSTOM BUILT-INS and a gorgeous full ensuite with a custom shower and oversized double vanity. Two additional bedrooms, a second full bathroom and a mudroom/pantry area complete the main floor. The fully developed basement adds a huge family room, fourth bedroom, full bathroom, dedicated office, gym/flex area and laundry room. Outside, enjoy the beautiful private yard and massive concrete patio with plenty of space for entertaining, sports or RV Parking. An extra large fully insulated and dry walled double garage completes the property. Exceptional curb appeal is highlighted by the stunning, meticulously maintained mature hedge. A METICULOUSLY CARED FOR, MOVE IN READY HOME WITH A RARELY FOUND WILDWOOD FLOOR PLAN!