



GRASSROOTS
REALTY GROUP

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53 Wakefield Drive SW
Calgary, Alberta

MLS # A2215940



\$775,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Priv		

Heating: Mid Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Storage Shed

Welcome to a hidden gem nestled in one of Calgary's most established and desirable neighborhoods. This stunning home offers 57'X100'ft R-CG SOUTH FACING back yard with over 1900sqft of developed space. This stunning 3+2-bedroom home offers a rare blend of character, comfort, and charm, set on a quiet, tree-lined street, the curb appeal alone will draw you in with its charm and timeless exterior. Step inside to discover an inviting floor plan with thoughtful details throughout starting with a functioning kitchen with newer cabinets, Center raised island, and with stainless steel appliance package. Functional breakfast nook/Dining room is large enough to fit 8 people. The spacious living room features large windows allowing natural light to pour in. Maple hardwood flooring throughout the main floor, 3 large bedrooms, 8-foot newer doors, all newer baseboards and casing, and a functional 4pc bath with tiled flooring. Mostly newer windows, the Lower level offers back separate entrance, and is completed with a suite (illegal), with wonderful family room with gas fireplace, Newer Mid Efficient furnace, with a newer hot water tank, kitchen, and 2 large bedrooms with huge windows throughout for that natural light, and a 3pc bath. Private Huge SOUTH FACING BACK YARD with convenient back lane, and an oversized insulated Double detached (25.6x20.1) garage with a separation wall in between. This is an amazing inner-City property with endless possibilities, just minutes from Downtown Calgary, 5min walk to the 45th St C-Train station, and all levels of Schools. This home is a perfect blend of traditional charm and modern updates, or an investment potential. -an absolute must-see!