



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**53 Wakefield Drive SW**  
**Calgary, Alberta**

**MLS # A2230901**



**\$744,900**

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

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** none

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!