



GRASSROOTS
REALTY GROUP

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130 Windermere Road SW
Calgary, Alberta

MLS # A2243407



\$845,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: Sauna

OPEN HOUSE IS CANCELED. LISTING IS CS WAITING ON DEPOSIT. COMMUNITY-CENTRIC LOCATION | BACKYARD OASIS | TRADITIONAL DESIGN WITH MODERN UPDATES | CHEF’S KITCHEN | PRIVATE PRIMARY RETREAT | FULLY DEVELOPED BASEMENT | ENERGY-EFFICIENT UPGRADES | OVERSIZED DOUBLE GARAGE Beautifully renovated bungalow in the highly sought-after community of Wildwood, offering over 2,200 sq. ft. of stylish and functional living space. This 4-bedroom, 3-bathroom home showcases an inviting open-concept main floor designed for both everyday living and entertaining. The gourmet chef’s kitchen is the heart of the home, complete with a massive granite island, premium stainless-steel appliances, custom cabinetry, and a spacious dining area that flows seamlessly into the bright living room. The private primary suite is a true retreat, featuring a custom-built closet organizer, spa-inspired ensuite with a walk-in glass shower, and elegant finishes. A second bedroom and another full bathroom complete the main level. The fully developed basement expands the living space with a large family room, a custom wine room, two additional bedrooms, and a stylish 4-piece bath perfect for guests or a growing family. Experience ultimate comfort with energy-efficient, in-floor heating beneath the travertine tile flooring in all bathrooms and the kitchen. Step outside to your own backyard oasis, featuring a huge patio perfect for summer gatherings, a beautifully crafted custom-built dry/steam cedar sauna, and ample space to relax or entertain. A double detached garage provides ample parking and storage. All this, steps from schools, parks, pathways, shopping, and quick access to downtown Calgary. This is a rare opportunity to own a turn-key property in one of the city’s most desirable neighborhoods.

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