



GRASSROOTS
REALTY GROUP

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74 Walnut Drive SW
Calgary, Alberta

MLS # A2259786



\$865,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees, Native		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, French Door, Granite Counters, No Smoking Home, Pantry, Skylight(s), Storage, Wired for Sound		
Inclusions:	TV Wall Mount (living room)		

Welcome to 74 Walnut Drive SW, a spacious and thoughtfully updated bungalow in the heart of Wildwood. The kitchen is designed to make everyday life easier, featuring a skylight for natural light, granite countertops, custom cabinetry with under-cabinet lighting, a built-in wine rack, and a large peninsula with bar seating, ideal for casual meals and family conversations. Double French doors from the dining area open to the backyard, creating an effortless indoor-outdoor flow for barbecues and gatherings. The living room is anchored by a gas fireplace with custom built-ins and wired sound, offering a comfortable space to unwind, while refinished hardwood floors bring warmth and durability throughout the main level. Three bedrooms and a full bathroom complete the main floor. Downstairs, a fully finished basement adds flexibility with a spacious rec room, workout area, fourth bedroom, flexible open space that could serve as an office, second full bathroom, laundry, and generous storage. Outside, the private backyard is framed by mature trees, a large deck, and raised garden beds, perfect for kids, pets, or quiet evenings outdoors. An attached garage, updated windows and doors, and modern electrical panel add everyday convenience. Life in Wildwood enhances your routines and weekends alike. Walk the kids to school, bike to work, or explore nearby Edworthy Park and the Douglas Fir Trail. Evenings can be spent at the community association's rinks, courts, and playgrounds, where neighbours quickly become friends. With quick access to both downtown and the mountains, this home offers a lifestyle that's as practical as it is enjoyable.