



GRASSROOTS
REALTY GROUP

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9940 Wilde Road SE
Calgary, Alberta

MLS # A2260077



\$729,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Primary Downstairs, Recessed Lighting, Storage		

Inclusions: N/A

WELCOME HOME! Updated bungalow in WILLOW PARK boasting 5 bedrooms & 2.5 bathrooms. Featuring a fantastic layout and an unbeatable location. Inside, you'll find a large, open living and dining area with a cozy gas/wood-burning fireplace and a bay window that fills the space with natural light. The bright kitchen opens to the dining room and overlooks the backyard, making it perfect for gatherings. The main floor features 2 spacious bedrooms and a full bath. Downstairs, the fully finished basement includes a large rec room, 3 additional bedrooms, and a convenient ensuite in the primary. Recent updates include a furnace and water tank (2019), roof (2018), and oversized double garage. Enjoy the expansive decks, well-kept lawn, outdoor lighting, and mature trees in your private yard. Located within walking distance to Southcentre Mall, Walmart, Superstore, public transportation, and countless amenities. This is a move-in-ready home with exceptional curb appeal in a highly sought-after community. Don't miss out!