



**GRASSROOTS**  
REALTY GROUP

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4008 5 Avenue SW  
Calgary, Alberta

MLS # A2284989



**\$1,215,000**

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,568 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Garage Door		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Shed, TV Wall Mounting Back in Living Room		

Welcome to this exceptional, fully renovated bungalow in the highly sought-after community of Wildwood—an outstanding opportunity for buyers looking for a truly move-in-ready home with timeless style and modern comfort. This property showcases a refined blend of contemporary finishes and classic architectural details, creating warmth and character rarely found in newer construction. Mature willow trees and professionally designed landscaping frame the approach, while new springline windows and premium Hardie board siding enhance the home's striking exterior as you step through the charming brick archway onto the inviting front porch. Inside, the home has been thoughtfully reimagined with both front and rear additions, resulting in an expansive and functional layout. Vaulted ceilings, upgraded lighting, and beautiful white oak flooring highlight the bright, open-concept main level. Elegant arched windows flood the living space with natural light, drawing attention to the cozy gas fireplace that anchors the room. The kitchen is a true centrepiece, featuring a substantial quartz island, farmhouse sink, designer pendant lighting, custom hood fan, and a full KitchenAid stainless steel appliance package. Crisp white cabinetry and backsplash selections create a clean, sophisticated aesthetic ideal for both everyday living and entertaining. The adjoining dining area opens seamlessly to the rear deck through sliding glass doors, offering effortless indoor-outdoor flow. A sliding barn door reveals a beautifully designed mudroom complete with herringbone tile flooring, custom built-ins, a feature shiplap wall with bench and hooks, and floor-to-ceiling cabinetry surrounding the rough-in for a washer & dryer. Down the hall, the spacious primary suite offers a peaceful retreat with vaulted ceilings, a feature accent wall, and a custom walk-in closet with extensive

built-ins. The spa-inspired ensuite includes dual sinks, a freestanding soaker tub, a rainfall shower with bench, heated floors, and floating vanities—luxurious details that elevate everyday living. The second primary bedroom also features its own walk-in closet and private ensuite, making it ideal for guests or multigenerational living, while the stylish powder room completes the main level. Fully developed basement offers a comfortable lounge atmosphere with plush carpeting, a recreation area with wet bar, two additional bedrooms with walk-in closets, a fourth bathroom, and an additional well-appointed laundry space. Extensive upgrades include new subfloors, trusses, furnace, air conditioning, plumbing, electrical, and more—providing peace of mind for years to come. A double detached garage is located off the rear alley, and utilities have been relocated underground for added functionality and curb appeal. Situated near parks, schools, and the many amenities along Bow Trail—with downtown Calgary just minutes away—this beautifully renovated bungalow offers the perfect balance of location, lifestyle, and luxury.