



**9963 Wilde Road SE  
Calgary, Alberta**

**MLS # A2295097**



**\$714,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Front Drive, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** Refrigerator - Basement, Washer/Dryer - Basement, Garage Remotes-2

This professionally renovated 4-bedroom (2 up/2 down) bungalow in Willow Park offers a modern, high-quality living space that truly feels like home. The main floor features an inviting open-concept layout, with the kitchen, complete with ample cabinetry and stainless steel appliances, flowing seamlessly into the dining and living areas. The king-sized primary suite includes the rare 3-pc ensuite and a walk-in closet, while the second oversized bedroom is conveniently located across from the main 4-piece bathroom. The fully finished basement adds significant value with two additional full-sized bedrooms, a spacious rec room, and a second 3-pc bathroom. This lower level is designed for comfort and functionality, featuring a wet bar, a second laundry area, subfloor under the carpet, and supplemental baseboard heaters for precise temperature control. The home has been extensively upgraded with shingles, windows, electrical/panel, plumbing, a HE furnace, a hot water tank, flooring, two electric fireplaces, a main floor laundry, and more. Outside, the property boasts an east-facing front and a spacious, fully fenced west-facing backyard for all-day natural light. A large double-detached garage and driveway (RV parking) provide plenty of space for vehicles and storage. The prime location in Willow Park offers quick access to local schools, Southcentre Mall, the Trico Centre, transit, and the Willow Park Golf & Country Club. With nearby connections to Macleod Trail, Southland Drive, and Anderson Road, commuting around the city is effortless, making this a perfect blend of style and convenience.