



**414 Wildwood Drive SW
Calgary, Alberta**

MLS # A2121732



\$1,599,000

Division:	Wildwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,545 sq.ft.	Age:	1957 (67 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Lawn, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Storage shed located on east side of garage.

2700+sqft of living space - Designer Inner City Home "Not so big, doesn't necessarily mean small" A Not So Big House feels more spacious than many of its oversized neighbours because it is a space with substance. - Susan Susanka - - - 80' WIDE CORNER PIE LOT with two large weeping birches and a huge blue spruce tree. - - - Perfect INNER CITY home for a busy family close to schools, river valley pathways, dog park and retail. - - - - 2014 FULLY PERMITTED RENOVATION from the studs up. New addition with 10 foot ceilings. - - - - Custom New Build Garage Oversized at 518 Sq ft, heated, laneway access, 200 AMP electrical panel that can accommodate an EV, 9 ft ceilings and 8 ft door to easily drive in an SUV with roof box. - - - - Home Features - 5 generous bedrooms, 2.5 BATHS, large CHEF STYLE KITCHEN, open concept main floor with tons of natural light, a generous dining room adjacent to a fireplace focused living room with 10ft ceilings and large glass doors leading to a private garden patio. Lowest floor has full egress windows, gas fireplace, full size laundry, 5th bedroom, and large seasonal closet. All oak, tile or wool flooring. - - - - Kitchen - Professionally designed for cooking and entertaining. High end appliances include Miele speed oven, induction cooktop and newer dishwasher, Gaggenau high cfm hood and Jenn-air 42 inch fridge. Exotic natural stone countertops and a 9 foot island. - - - - 5 Bedrooms. Designed to give parents and children plenty of space to call their own. PRIMARY BEDRM is both private and central. Contemporary master ensuite has a walk-in shower, large soaker tub, beauty bar, heated floors and a separate toilet stall. Directly above the master suite are 3 huge bedrooms, one with European style sink & vanity. The expanded upper bathroom hosts double

sinks & side lit vanity mirrors. Permitted 5th bedroom/den on lower level can be easily expanded to add a custom walk-in closet. - - - -
Large Utility / Laundry with clothing bars & shelving and space available for future 3-piece bathroom. Rear Entrance - Large mudroom
with built-in storage cabinetry & bench, conveniently located rear entry from the garage. Seasonal storage area / cold room in lower level,
with room for all your things. - - - - Value Adds - during the renovation all mechanical, ducting, plumbing and electrical service were
built new including removal of overhead power line. Back flow preventors were replaced on the sewer system and a sump pump was
installed for extra protection. New roof as of 2014 with a welded membrane on the addition. The concrete pad and both sidewalks were
replaced and the entire yard regraded. Private back garden is south facing and flat and the rear deck has serviced natural gas and hot
and cold water spigots. Second deck is like an outdoor extension from the living room, under a canopy of mature trees and decked with
composite maintenance free material.