



9963 WILDE Road SE
Calgary, Alberta

MLS # A2132384



\$750,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Insulated, Oversized, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: NA

This fully renovated, stunning bungalow is nestled in the desirable Willow Park community, boasting over 2000 square feet of developed space. This 2 +2 bed and 3 bathroom with a separate entrance to the basement is situated in a tranquil location just moments away from South Centre Mall and Willow Park School, and with close proximity to all amenities including Super Store and charming coffee shops, this home offers both convenience and charm. Its unique open-concept design creates an inviting space ideal for family living. Featuring four bedrooms, with two on the main level, and three full bathrooms, it offers ample accommodation. A spacious, insulated double detached garage accompanies a sizable driveway at the side of the house, providing RV storage and parking for up to two additional cars, for a total of four parking spots. The basement, with two bedrooms, boasts a separate entrance, enhancing flexibility and privacy. Nearly every aspect of this home has been professionally renovated with City permits, ensuring quality and compliance. Renovations include updates to the kitchen and appliances, plumbing, wiring, roof, and windows (including egress windows in the basement). Other improvements include a high-efficiency furnace, 50-gallon water tank, renovated bathrooms, flooring, landscaping, new doors, exterior enhancements, mudroom renovations, expanded front and side entrances, widened basement stairs, fencing upgrades, a wet bar in the basement, washer and dryer, fireplaces, and improvements to the main entrance stairs and railings. Additionally, the basement floor has been covered with subfloor for added warmth and comfort.