



**4052 Worcester Drive SW
Calgary, Alberta**

MLS # A2202894



\$780,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,357 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Private, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Wet Bar		

Inclusions: Shed, Murphy Bed, Dog Bath, Tire Racks & One Garage Remote

This spacious 4 bed, 3 bath Bungalow has been extensively renovated and comes with an O/S double detached garage. Sitting on a huge R-CG lot in the highly desirable neighborhood of Wildwood this home is a rare find. The main level consists of an open plan with sparkling hardwood floors and large windows running through-out the main living area plus designer touches such as a ceiling medallion above the dining room. The kitchen is a chef's delight with upgraded S/S appliances, custom cabinets, tiled backsplashes and a large breakfast bar making this home perfect for entertaining. The huge master bedroom comes with double closets, a 3pc ensuite plus a stacked stone gas fireplace making this room extra warm and cozy. Two additional bedrooms (one with a murphy bed) and a 4pc bath complete the main floor. The basement was professionally finished in 2022 with ALL permits pulled and consists of a large family room with an electric insert fireplace plus new flooring and a wet bar with Quartz countertops and a wine fridge. Completing the lower level is a 4th bedroom plus a 3pc bath and large utility area with a built-in dog bath. Additional bonuses include: newer windows, paint, hot water tank plus a beautifully fenced and landscaped yard. Located close to schools, parks, major shopping/restaurants, golf, City transit and minutes to downtown.