



# 103 Waterloo Drive Calgary Alberta

\$775,000

Ho Ho HOLD ON SANTA -- there may be one more present to put under the tree this year! Check your LIST for a 'NICE' buyer, ONE who's been patiently waiting ALL YEAR for RATES TO DROP and the RIGHT HOME to come on in WILDWOOD! Put down those cookies and milk and FLY RUDOLPH AND YOUR SLEIGH over to this 3 LEVEL SPLIT with DOUBLE GARAGE (20X19'10"), on an OVERSIZED (57'x100') WEST BACKING LOT! 2 BLOCKS from the Wildwood school. 2 blocks from the WILDWOOD RIDGE (Ravine and Douglas Fir Trail). All the ELVES on WATERLOO DRIVE have been VERY busy upgrading their homes for years and its beginning to look a lot like CHRISTMAS! 1735 ft2 of developed space, 3 Bedrooms UP, 2 full bathrooms and fully developed basement. On site finished and stained HARDWOOD FLOORS on BOTH the main and upper levels. Granite countertops, stainless appliances, mosaic tile backsplash in the bright and open kitchen. Ingenious Pantry/Cold Storage room with 2 doggie doors beside formal Dining Room with glass doors to large wooden deck and treed/fenced back yard. PUT YOUR CHRISTMAS TREE in the Large Living Room (20'4"x15'4") in front of the floor to ceiling window overlooking Waterloo Drive. Large primary bedroom upstairs and updated 4 pc bath. Basement has been finished with open Family Room, wet bar with 2 bar fridges, Laundry room with soaker sink and 3 pc bath (granite counters, newer cabinetry and glass shower stall). Park inside the double detached garage (built 2014) or on the Rubber pavement driveway beside the house. One of Wildwood's best locations under \$800,000. ROOF WAS JUST REDONE LAST SUMMER -- Don't let the GRINCH GET this one!!!-- HAPPY HOLIDAYS! (id:6769)

4pc Bathroom 4.92 Ft x 9.17 Ft

Bedroom 10.33 Ft x 9.83 Ft

Bedroom 11.17 Ft x 8.00 Ft

Primary Bedroom 15.33 Ft x 9.25 Ft

Family room 16.17 Ft x 13.67 Ft

Laundry room 9.17 Ft x 5.50 Ft

3pc Bathroom Measurements not available

Other 12.83 Ft x 12.08 Ft

Dining room 12.58 Ft x 9.33 Ft

Living room 20.33 Ft x 15.33 Ft

Other 7.08 Ft x 5.17 Ft

Pantry 3.83 Ft x 1.33 Ft

Storage 7.33 Ft x 5.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

RE/MAX House of Real Estate

<http://www.calgaryproperties.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca