



## 4804 Worcester Drive Calgary Alberta

\$679,900

OPEN HOUSE SUN 6th 2-4PM. Welcome to this charming and updated bungalow located on a spacious 58 ft wide lot, with new RCG zoning in the highly desirable community of Wildwood. This 4-bedroom home offers the perfect blend of modern updates and potential for further renovation, catering to both families and professionals alike. The home boasts an impressive addition on the main level, providing ample space for an additional bedroom, office, or even a home-based business. With a home occupation license previously held, this unique feature presents a rare opportunity for entrepreneurs seeking a dedicated workspace with its own private entrance. Plumbing is in place to add a shower and a wash station for hairdressing etc. Door from the house can be reopened from back bedroom if preferred. Inside, you'll find a bright and open floor plan, highlighted by the updated kitchen with modern finishes, plenty of cabinetry and newer stainless steel appliances. The spacious living and dining areas are bathed in natural light, creating a warm and inviting atmosphere. The bedrooms are well-sized and offer plenty of storage, while the finished basement provides extra living space, perfect for a family movie nights, guest bedroom or gym. Two bedrooms on the main are joined by barn doors which make for a wonderfully large master or can be easily closed off for 2 separate bedrooms again. Outdoors, the large fenced yard offers privacy and plenty of room for gardening, entertaining, or adding a garage or workshop. The home is ideally located close to schools, parks, shopping, and public transportation, making it a fantastic investment for those seeking both comfort and convenience. This property is perfect for those looking to move right in or customize further to suit their unique needs. With all the big items addressed, roof 2020, windows 2015, furnace 2023, tankless hot water heater...

Recreational, Games room 11.92 Ft x 25.67 Ft

Family room 12.08 Ft x 15.25 Ft

Bedroom 11.58 Ft x 12.08 Ft

Living room 12.67 Ft x 21.33 Ft

Dining room 6.83 Ft x 8.83 Ft

Kitchen 12.75 Ft x 12.42 Ft

Primary Bedroom 15.00 Ft x 9.50 Ft

Bedroom 12.42 Ft x 8.00 Ft

Bedroom 10.08 Ft x 12.42 Ft

4pc Bathroom Measurements not available

Addition 11.67 Ft x 18.42 Ft

2pc Bathroom Measurements not available

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

Listing Presented By:



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Real Broker

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



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REALTY

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