



## 17 Windermere Road Calgary Alberta

\$725,000

An incredible opportunity awaits in the heart of Wildwood, one of Calgary's most desirable and established communities. This well-loved 4-bedroom, 2-bathroom bungalow (with 2 bedrooms down, non-egress) has been cherished by the original owners -- a true reflection of pride of ownership and long-term care. The main floor greets you with rich hardwood floors, a sun-filled living room, and a seamless flow into the dining space. A cozy breakfast nook offers the perfect spot to start your day, while triple-pane windows throughout fill the home with natural light and enhance year-round comfort. The bright, functional kitchen comes with newer appliances and room to make it your own. The lower level is well designed with two additional bedrooms, a full bathroom, and a generous recreation area -- perfect for family movie nights, hobbies, or a home office. Step outside to the south-facing backyard, a private retreat for gardeners and outdoor enthusiasts alike. With mature landscaping, plenty of sunshine, and a newer fence (2021), it's a space to relax, play, or entertain. An oversized single garage provides extra storage and workshop potential. Notable updates include a hydronic furnace (2010) and hot water tank (2017). Tucked away on a quiet street, you're just minutes to Edworthy Park, the Bow River pathway system, top-rated schools, and local shops. Quick access to Bow Trail makes commuting downtown or escaping to the mountains effortless. Whether you're ready to move right in, personalize with a renovation, or invest for the future, this is a rare chance to secure a fantastic home in Wildwood. (id:6769)

3pc Bathroom 6.92 Ft x 6.33 Ft

Bedroom 11.25 Ft x 10.08 Ft

Bedroom 10.00 Ft x 9.67 Ft

Laundry room 10.75 Ft x 11.67 Ft

Recreational, Games room 14.50 Ft x 16.58 Ft

Storage 6.50 Ft x 9.00 Ft

Furnace 11.50 Ft x 7.17 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 13.00 Ft x 8.50 Ft

Dining room 9.83 Ft x 9.83 Ft

Kitchen 11.50 Ft x 15.58 Ft

Living room 18.42 Ft x 18.67 Ft

Primary Bedroom 11.50 Ft x 12.00 Ft

Listing Presented By:



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