



## 209 Windermere Road Calgary Alberta

\$2,395,000

Clean modern lines, warm wood accents, and expansive glazing give this detached residence a confident mid-century modern presence, perfectly at home on Wildwood's tree-lined streets. The scale feels generous, the natural light is outstanding, and every space has been thoughtfully curated. As you step into the foyer, a built-in bench and custom glass-walled staircase set a welcoming, architectural tone. To one side, a formal dining room features a striking feature wall with a hidden door that leads directly into a fully outfitted butler's pantry, creating a seamless connection between entertaining and everyday function. A stone-accented powder room offers an early glimpse of the home's elevated finish level, featuring textured tile & a refined, organic palette. Along the rear of the home, the main living area unfolds into a bright, open-concept great room framed by oversized windows and sculpted plaster fireplace. The living and kitchen areas blend seamlessly, creating an effortless flow to the custom courtyard with an OUTDOOR FIREPLACE feature and large patio. This is a true indoor-outdoor extension of the home, ideal for sunset dinners, weekend lounging, or quiet evenings by the fire. The kitchen is a genuine showpiece. A substantial island, wrapped in an earthy green porcelain countertop with slate veining, anchors the space and pairs beautifully with white oak cabinetry, gold hardware, and a warm vertical-tile hood fan for a polished, modern look. The integrated JennAir Pro appliance package includes a gas cooktop, wall oven, panel-ready refrigerator, dual dishwashers, and a beverage centre. The full-length BUTLER'S PANTRY/PREP KITCHEN provides additional workspace & storage, connecting both to the formal dining room via the hidden door and to the mudroom and oversized attached triple garage for a smooth, functional day-to-day routine. Upstairs, the primary suit...

Bedroom 11.83 Ft x 10.33 Ft

Bedroom 11.92 Ft x 9.92 Ft

Recreational, Games room 30.58 Ft x 17.83 Ft

Exercise room 14.75 Ft x 11.00 Ft

Furnace 17.25 Ft x 11.25 Ft

3pc Bathroom 10.33 Ft x 6.50 Ft

Office 14.25 Ft x 10.67 Ft

2pc Bathroom 7.92 Ft x 4.58 Ft

Other 11.67 Ft x 6.33 Ft

Primary Bedroom 17.08 Ft x 15.75 Ft

Other 12.17 Ft x 9.58 Ft

Bedroom 12.42 Ft x 11.92 Ft

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Living room 18.67 Ft x 18.92 Ft

Kitchen 21.83 Ft x 9.83 Ft

Pantry 19.83 Ft x 5.92 Ft

Other 15.92 Ft x 9.25 Ft

Bedroom 12.83 Ft x 10.67 Ft

Bonus Room 11.33 Ft x 10.50 Ft

Laundry room 10.75 Ft x 6.42 Ft