



414 Wildwood Drive Calgary Alberta

\$1,549,900

2700+sqft of living space - Designer Inner City Home "Not so big, doesn't necessarily mean small... A Not So Big House feels more spacious than many of its oversized neighbours because it is a space with substance." - Susan Susanka --- 80' WIDE CORNER PIE LOT with two large weeping birches and a huge blue spruce tree. --- Perfect INNER CITY home for a busy family close to schools, river valley pathways, dog park and retail. ----- 2014 FULLY PERMITTED RENOVATION from the studs up. New addition with 10 foot ceilings. ----- Custom New Build Garage Oversized at 518 Sq ft, heated, laneway access, 200 AMP electrical panel that can accommodate an EV, 9 ft ceilings and 8 ft door to easily drive in an SUV with roof box. ----- Home Features - 5 generous bedrooms, 2.5 BATHS, large CHEF STYLE KITCHEN, open concept main floor with tons of natural light, a generous dining room adjacent to a fireplace focused living room with 10ft ceilings and large glass doors leading to a private garden patio. Lowest floor has full egress windows, gas fireplace, full size laundry, 5th bedroom, and large seasonal closet. All oak, tile or wool flooring. ----- Kitchen - Professionally designed for cooking and entertaining. High end appliances include Miele speed oven, induction cooktop and newer dishwasher, Gaggenau high cfm hood and Jenn-air 42 inch fridge. Exotic natural stone countertops and a 9 foot island. ----- 5 Bedrooms. Designed to give parents and children plenty of space to call their own. PRIMARY BEDRM is both private and central. Contemporary master ensuite has a walk-in shower, large soaker tub, beauty bar, heated floors and a separate toilet stall. Directly above the master suite are 3 huge bedrooms, one with European style sink & vanity. The expanded upper bathroom hosts double sinks & side lit vanity mirrors. Permitted 5th be...

Living room 18.25 Ft x 15.58 Ft
 Kitchen 17.75 Ft x 13.75 Ft
 Dining room 17.75 Ft x 13.58 Ft
 Other 7.75 Ft x 6.25 Ft
 Bedroom 13.58 Ft x 12.08 Ft
 Bedroom 11.58 Ft x 9.67 Ft

Recreational, Games room 22.17 Ft x 19.08 Ft
 Laundry room 16.17 Ft x 13.25 Ft
 Other 14.50 Ft x 6.33 Ft
 Storage 10.75 Ft x 4.50 Ft
 Primary Bedroom 16.67 Ft x 12.25 Ft
 4pc Bathroom 12.17 Ft x 9.00 Ft

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Bedroom 12.17 Ft x 9.42 Ft

5pc Bathroom 9.67 Ft x 6.67 Ft

Bedroom 10.42 Ft x 9.67 Ft

Foyer 12.33 Ft x 9.50 Ft

2pc Bathroom 5.67 Ft x 5.42 Ft