

**154 Windermere Road SW**  
**Calgary, Alberta**

**MLS # A2288937**



**\$800,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** None

This well maintained and thoroughly updated bungalow sits on a large 60 x 100 ft lot in the heart of highly desirable community of Wildwood! Featuring 4 Bedrooms, 2.5 Bathrooms and over 2200 sq ft of developed space! As you enter the property you are greeted by the gleaming hardwood flooring guiding you into the spacious living room flooded with natural light from the large picture window. In fact, the entire main floor has just been upgraded with highly efficient triple pane windows! Open to the dining area into the updated kitchen with custom maple cabinetry, stone tile backsplash, and stainless appliances with brand new oversized fridge. Large master bedroom conveniently features a renovated 2-piece ensuite. Good sized second and third bedrooms with adjoining 5-piece main bathroom featuring tile floors, tub surround, and dual vanities. Head downstairs past the separate entrance to the newly renovated basement with massive rec room/family room with durable vinyl plank flooring. The 4th bedroom on this level has a newly added egress window and closet. The clean fully finished laundry and utility area leads you into the beautiful new 3-piece bathroom with floor to ceiling tile walk in shower. This area also has a convenient storage room and last, but not least, a new hot water tank and furnace! Step outside in the fully fenced and mature landscaped backyard with a huge, covered patio with gas line for BBQ. The highlight of this property is the newly constructed 24x22 oversized double garage tastefully finished in Hardie Board siding and features a convenient front single garage door and double door into the back lane. No expense spared here as electrical for EV was even added, level 2 charger with 240 volt/30 amp. All located in a neighborhood packed with amenities including playgrounds, off-leash parks, and the Wildwood Community Centre offering

yoga, a fire-pit, community gardens, outdoor rink, and tennis/pickleball/basketball courts. Close to Westbrook Mall, public transit, library, and medical clinics, with incredibly easy access to the mountains and a quick commute downtown. Don't sleep on this one, it's a must see! \*Full list of recent upgrades in supplements\*