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210 Windermere Road SW
Calgary, Alberta

MLS # A2352537

$869,900

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,497 sq.ft.	**Age:**	1958 (68 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained bungalow in the highly desirable community of Wildwood, just one block from Edworthy Park! Offering nearly 1,500 sq. ft. on the main floor, this 4-bedroom, 2-bathroom home combines spacious living, thoughtful updates, and an incredible outdoor space. Step inside to a welcoming front entry that opens into a bright and spacious living room featuring beautiful hardwood flooring, a large picture window, and a cozy gas fireplace. The kitchen offers granite countertops, stainless steel appliances including a gas range, plenty of cabinetry, a large peninsula with seating, and a dedicated coffee bar. The adjoining dining area provides plenty of space for family dinners and entertaining. Hardwood flooring continues throughout the main level, where you'll find three bedrooms, including a generous primary bedroom complete with a walk-in closet and a beautifully appointed 5-piece ensuite. Downstairs, the fully developed basement features vinyl plank flooring, a large recreation area, a fourth bedroom, a 4-piece bathroom, dedicated laundry room, office space, and plenty of additional storage. Other notable features include central air conditioning, an updated furnace, hot water tank, roof, and an oversized double detached garage measuring 25'5" x 22'11". Outside is where this property really shines! The beautifully landscaped and private backyard offers a peaceful retreat, complete with mature trees, lush greenery, a fire pit, and a gorgeous pergola-covered deck with outdoor lighting. Whether you're enjoying your morning coffee, hosting friends, or relaxing on a warm summer evening, this backyard is the perfect place to unwind. Located just steps from Edworthy Park, the Bow River pathway system, and Douglas Fir Trail, you'll have some of Calgary's best outdoor recreation right at your doorstep, while still enjoying easy access to

schools, shopping, restaurants, and downtown. A fantastic opportunity to enjoy the lifestyle that makes Wildwood such a sought-after community!

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