

# \$789,900 - 4812 Worchester Drive Sw, Calgary

MLS® #A2126766

**\$789,900**

4 Bedroom, 2.00 Bathroom, 1,039 sqft

Residential on 0.14 Acres

Wildwood, Calgary, Alberta

\*\*\*OPEN HOUSE SAT MAY 18TH & SUNDAY  
19TH FROM 1:00 P.M. - 3:00 P.M. \*\*\*

BEAUTIFUL AND WELL LOVED BUNGALOW  
IN WILDWOOD! Nestled in the highly

coveted, family-oriented community of  
Wildwood, your **STYLISH & ELEGANT**  
bungalow family home occupies a serene spot  
on a **PRIVATE & QUIET ROAD** mere steps to  
Edworthy Park, showcasing **EXCEPTIONAL**  
**CURB APPEAL**. Taken down to the studs in

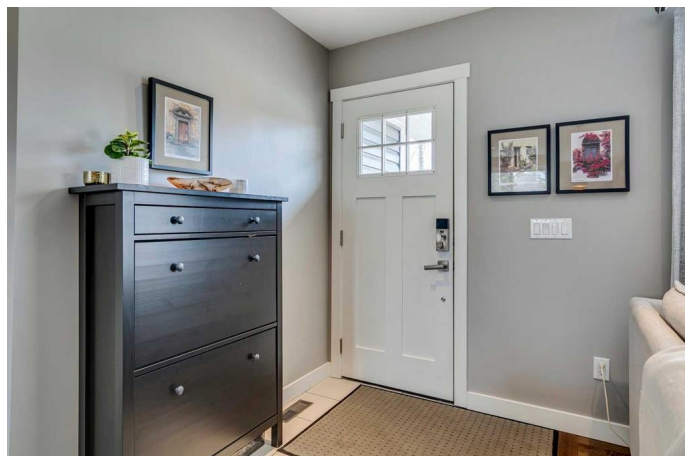
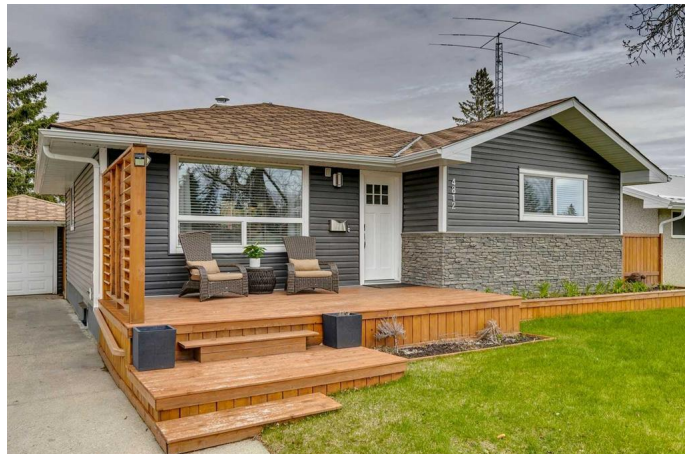
2014, your professional renovation includes  
newer windows, siding, front and rear decks,  
HE furnace, new electrical panel, plumbing,  
and much more. From the moment you enter,

you will be drawn in by the **RICH WARM**  
hardwood, and welcoming **MODERN** living  
design flooded with a **TON OF NATURAL**  
**LIGHT**. A chef's **DREAM** custom kitchen  
offers a **LARGE GRANITE** island, timeless  
crisp white cabinetry, designer backsplash,  
new modern lighting, and lots of countertop  
space for preparing your culinary

masterpieces. Plenty of room surrounds the  
island situated in the **HEART OF THE HOME**,  
making it easy to gather & chat or pitch in with  
meal preparation. A good sized dining area,

and living room complete with fireplace makes  
for the **IDEAL FLOOR PLAN** --- poised to  
capture the heart of any entertainer! Retreat

at the end of the night to the calming oasis of  
the primary bedroom, enjoy a warm bubble  
bath or hot shower in your **ENVIABLE** spa-like  
4-piece main bath. There are **TWO** additional  
decent sized bedrooms on the main that could



be used as office space, a dressing room, or converted to an additional bath, etc... add your personal touch! Gather in your RENOVATED & VERY COZY LOWER LEVEL family room for popcorn & movies or binge watch the latest Netflix series. Your lower level also offers a generous sized 4th bedroom (not an EGRESS window), beautiful 3-PC spa-like bath with LARGE glass shower, GENEROUS SIZED laundry/STORAGE room with an abundance of shelving, and a workout/yoga area. You will absolutely LOVE your peaceful & private NORTH FACING outdoor living space -- pour a coffee in the morning, and marvel at your GORGEOUS landscaping featuring fruit trees planted in the 1960's (3 pear and 2 apple). You will appreciate the buckets of fruit they provide in the fall months!! Spend warm summer evenings sipping on a cool drink with friends and family on your large & private rear or front decks, or gather around your fire pit area and roast marshmallows. Beautiful trees, lilac bushes, hydrangeas, peonies and lilies make for a STUNNING and very COLORFUL backyard oasis in the summer months! The neighborhood itself boasts Wildwood Elementary School (2 BLOCKS AWAY), Community Centre & Garden, outdoor rink, tennis courts & ball diamonds. You will LOVE the advantages of the Wildwood lifestyle where hiking trails, parks and the riverside pathway system await you! Nearby attractions include the Shaganappi Golf Course, Westbrook Mall & Westbrook LRT/C-train station -- just a few minutes drive away. QUICK possession is available & Telus fiber optic was installed in 2021. You will absolutely LOVE this JEWEL of a HOME!

Built in 1959

## **Essential Information**

MLS® #

A2126766

|                |             |
|----------------|-------------|
| Price          | \$789,900   |
| Sold Price     | \$777,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,039       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4812 Worchester Drive Sw |
| Subdivision | Wildwood                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C3L6                   |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                          |
| Parking        | Concrete Driveway, Front Drive, Garage Faces Front, Single Garage Detached |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan, Storage                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Electric, Living Room, Mantle                                                                                              |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                                                       |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2024 |
| Date Sold      | May 27th, 2024 |
| Days on Market | 17             |
| Zoning         | R-C1           |
| HOA Fees       | 0.00           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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