

**157 Wedgewood Drive SW**  
**Calgary, Alberta**
**MLS # A2205565**

**\$900,000**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Carport, Converted Garage, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** N/A

Tucked away on a charming corner lot, this one-of-a-kind detached home in Wildwood is perfect for those seeking a space as unique as they are. With 3 bedrooms and 3 bathrooms, it boasts an entire second floor dedicated to the primary suite—complete with soaring vaulted ceilings and a spa-inspired ensuite wet room. The home’s thoughtful design blends warmth and personality. The layout is open and made for entertainment with the large living room and updated kitchen. The downstairs layout is well thought out with a bedroom, flex room and open space for kids to play around or make into a gym. Plus, the double garage has been converted into a flex space or use it as a private guest retreat (illegal suite). Wildwood is a dream for outdoor enthusiasts, surrounded by green spaces and recreational amenities. A park, outdoor skating rink and tennis court sit right across the street, while an off-leash dog park and Edworthy Park are just minutes away. Edworthy Park, provides stunning trails, picnic spots, and access to the Bow River—perfect for those who love biking, hiking, or simply enjoying nature. With quick access to downtown and everyday essentials, this location delivers both tranquility and convenience. This home isn’t just a place to live—it’s an experience. If you’re looking for something that stands out both inside and out, schedule your private showing today!