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63 Wildwood Crescent W
Lethbridge, Alberta

MLS # A2318573



$648,600

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,908 sq.ft.	**Age:**	1983 (43 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Cork, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Other	**Condo Fee:**	-
Basement:	Other	**LLD:**	-
Exterior:	Brick, Masonite	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Fridge, built-in oven , dishwasher, cook top stove, microwave, 2 garage door openers and 2 controls, ceiling fans, window coverings, washer, dryer, central a/c, all firewood, built to suit shelving, wine room shelving, central vac and attachments

Welcome to 63 Wildwood Crescent West, a truly exceptional property nestled on a massive, maturely landscaped estate-sized lot in one of West Lethbridge's most desirable locations of Ridgewood Estates. Backing directly onto the University bike path and surrounded by towering trees, this private retreat offers the perfect balance of nature, convenience, and timeless craftsmanship. This meticulously maintained home showcases an impressive list of upgrades designed for comfort, efficiency, and long-term value. The exterior is virtually maintenance-free and features premium Euroshield rubber roofing shingles with an incredible 50-year lifespan, along with newer eavestroughs and gutter guards for added peace of mind. Enhanced energy efficiency is achieved through 16 inches of blown-in attic insulation, a newer furnace and A/C (4 years old), while a unique passive-cooled wine room provides the ideal environment for wine enthusiasts. Step inside and be greeted by soaring vaulted ceilings and an abundance of natural light that fills the stunning living room. Rich, full-board Brazilian Cherry hardwood flooring spans the entire main floor and continues into the spacious primary bedroom, creating warmth and elegance throughout. The inviting living space is anchored by a beautiful wood-burning fireplace with gas assistance, offering both charm and convenience during Alberta's cooler seasons. The space also features built to suit cabinets and French doors which lead out to one of your amazing decks. The kitchen is a standout feature, combining classic quality with modern functionality. Refinished solid oak cabinetry, a large central island, and a granite sink create a practical and stylish workspace for everyday living and entertaining alike. Peak out your bay window into your sprawling Southwest facing backyard, a set of French doors will lead you out to the upper deck.

Thoughtful design and generous preparation areas make this kitchen the heart of the home. The basement features a large living area with a custom built-in wall unit, vinyl plank flooring and a large crawl space for tons of storage! Outdoor living is equally impressive with two separate decks, including one covered deck that allows for year-round enjoyment of the peaceful surroundings. Whether hosting family gatherings or enjoying a quiet morning coffee, the expansive outdoor spaces provide endless opportunities to relax and unwind. Completing the property is an oversized double garage offering ample room for vehicles, storage, and hobbies. Located just minutes from the University of Lethbridge, public schools, shopping, parks, and an extensive network of walking and cycling trails, this home delivers an unmatched lifestyle. Properties offering this level of privacy, quality upgrades, mature landscaping, and location rarely come available.

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