

172 WOODSTOCK Way, Calgary T2W 6G1

MLS® #: **A2135176** Area: **Woodlands** Listing Date: **05/24/24** List Price: **\$879,900**
 Status: **Pending** County: **Calgary** Change: **-\$19k, 14-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,081 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,211**
 Low Sqft:
 Ttl Sqft: **2,211**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 and Half Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Yard Lights,Private,Rectangular Lot

Park Feat:

Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,On Street,Side By Side

Utilities and Features

Roof: **Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Fire Pit,Lighting,Private Yard,Rain Gutters**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 12`0"	Family Room	Main	15`0" x 15`3"
Kitchen	Main	15`0" x 9`9"	Dining Room	Main	12`11" x 8`11"
Den	Main	10`3" x 9`9"	Breakfast Nook	Main	10`0" x 7`11"
Laundry	Main	8`6" x 5`2"	Bedroom - Primary	Upper	14`7" x 13`4"
Bedroom	Upper	10`11" x 9`11"	Bedroom	Upper	11`1" x 9`5"

2pc Bathroom
5pc Ensuite bath

Main
Upper

4pc Bathroom

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9111718

Remarks

Pub Rmks: ****STUNNING WOODLANDS HOME**PRIVATE YARD**CUSTOM RENOVATION**LOTS OF PARKING**FOR SALE FOR THE FIRST TIME BY THE ORIGINAL OWNERS!**** Located on a quiet street in one of Calgary's most desirable communities. This gorgeous 2-story "3 bedroom plus main floor den" home sits on a MASSIVE 55' x 120' landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design offers a living & semi-formal dining room with soaring two-story ceilings. The updated kitchen features classic white cabinets/doors, glass inserts, newer high-end stainless steel appliances (gas cooktop slide-in the stove), glass tile backsplash, under mount granite sink, skylight, vaulted ceilings, central island with breakfast bar, and light/plumbing fixtures. The "SUNNY MORNING" breakfast nook has views of your private OASIS. Check out the summertime photos. The family room features a gas fireplace w/tile & mantle. Upstairs, you'll find 3 nicely sized bedrooms. The stately primary suite has an oversized walk-in closet & a fully renovated 5-piece ensuite with a luxurious stand-alone tub & separate shower. The basement is unspoiled for your future expansion. Other impressive upgrades & updates list include Newer windows and doors, all doors and casings, baseboards and trim, wood, and iron spindle railings, hardwood + carpets and wide luxury vinyl plank flooring, light fixtures, and electrical switches, newly painted exterior stucco + brick and window trims, clay tile roof, 5" eaves, and metal trims, and so much more! Living at its Best with nature, community, and wildlife at your doorstep. You can take advantage of this sought-after SW corner of the city. Truly estate living with quality lifestyle being so close to first-class golf courses, schools, parks, playgrounds, Fish Creek park, off-leash dog park, transit, shopping, Hospital, road and highway infrastructure access all nearby. Call your friendly REALTOR(R) today to book a viewing!

Inclusions: Deck Gazebo,/Seating, Bose Speaker(s), Alarm, Ring doorbell, Furniture negotiable

Property Listed By: Jayman Realty Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

172 WOODSTOCK WAY SW
MAIN LEVEL (AGL) - 1303.59 Sq Ft / 131.12 sq ft
UPPER LEVEL (AGL) - 1068.41 Sq Ft / 106.28 sq ft
TOTAL ABOVE GRADE RMBS SIZE - 2211.99 Sq Ft / 205.49 sq ft









