



THE
A-TEAM

**RE/MAX
FIRST**

31 WOODGLEN Road, Calgary T2W 4N8

MLS® #: **A2163459**

Area: **Woodbine**

Listing Date: **09/05/24**

List Price: **\$679,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Finished Floor Area

Abv Sqft: **1,249**
Low Sqft:
Ttl Sqft: **1,249**

Lot Information

Lot Sz Ar: **4,262 sqft**
Lot Shape:

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Lighting,Rain Barrel/Cistern(s),Storage**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	11`11" x 13`5"
Bedroom	Second	13`1" x 9`5"
Living Room	Main	19`4" x 15`1"
Dining Room	Main	13`1" x 10`6"
3pc Bathroom	Lower	7`2" x 8`1"

Room	Level	Dimensions
Bedroom	Second	9`7" x 9`2"
5pc Bathroom	Second	11`11" x 7`7"
Kitchen	Main	11`11" x 11`4"
Bedroom	Lower	10`8" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010456

Zoning:
R-CG

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY AND SUNDAY SEPTEMBER 7 & 8 FROM 1-4PM*** This bright sunny home, located on a quiet street, has been beautifully updated from top to bottom. Pride of ownership is clear throughout the entire home and yard. All the big-ticket items such as the roof, flooring, hot water tank, windows, and furnace have been recently replaced. You really can't get much more turnkey than this! The kitchen has new heated floors, stainless steel appliances, and quartz countertops. Its central location on the main floor allows a view of the living room and dining room while preparing meals. New carpet upstairs and a luxurious 5-piece main bathroom complement the 3 bedrooms upstairs. The third level offers a 4th bedroom, family room with fireplace, and 3-piece bathroom. The yard has been professionally landscaped with a deck off the dining room and a 20x18 stamped concrete patio off the walk-out basement. A summer oasis! A double attached garage means not having to walk outside to get to the car in the winter. This home is a must-see to appreciate all the upgrades and everything it has to offer. The location is perfect! Close to shopping, schools, Fish Creek Park, walking paths, sport fields, a skate park, tennis courts and a tree lined playground right across the street. Reach out to your favorite realtor to book a showing today. This is the perfect home to begin your new home journey!**

Inclusions: **Window coverings, Additional storm door in garage, 2 wood planter boxes in backyard, rain barrel in backyard, shed in backyard.**

Property Listed By: **eXp Realty**

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











