



THE
A-TEAM

**RE/MAX
FIRST**

75 WOODGLEN Circle, Calgary T2W 4J6

MLS® #: **A2164076**

Area: **Woodbine**

Listing Date: **09/11/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**
Lot Information
Lot Sz Ar: **6,178 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,148**
Low Sqft:
Ttl Sqft: **2,148**

DOM

8
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Garden, Landscaped, Level, Rectangular Lot, Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick, Wood Frame, Wood Siding**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`8" x 13`1"	Living Room	Main	13`1" x 17`9"
Laundry	Main	5`1" x 7`6"	Kitchen	Main	16`4" x 13`10"
Family Room	Main	16`10" x 12`2"	Dining Room	Main	12`1" x 13`2"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	13`1" x 16`7"
Bedroom	Upper	10`6" x 9`9"	Bedroom	Upper	9`9" x 9`9"

Bedroom
3pc Ensuite bath

Upper
Upper

10`4" x 13`0"
0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911456

Zoning:
R-C1

Remarks

Pub Rmks: **First time ever on the market! Welcome to 75 Woodglen Circle Sw in the desirable and established community of Woodbine. It is not everyday that you come across a fully renovated home with four bedrooms upstairs. You will be welcomed by this home into a bright and spacious foyer with an illuminating chandelier, tall ceilings and large windows. This fully renovated home has been meticulously maintained by its long time owner and shows beautifully. Throughout the main floor you have a brand new kitchen with an extended island, stainless steel appliances and built in storage. Off the kitchen, the living room offers a modern fireplace, built-in shelving and a large sunroom you can seamlessly enter through your patio doors. The main floor also offers a formal dining room, a large secondary living space, a powder room and convenient main floor laundry. Venture upstairs to find the large, bright primary bedroom completed with a large walk-in closet with built-in shelving and a three piece ensuite with an oversized walk-in shower. Additionally, there are three more generously sized bedrooms and one full bathroom on this floor. The main and upper level are both tied in seamlessly with new engineered hardwood flooring, crisp white paint and new lighting. The unfinished basement offers a blank canvas waiting for your own design. The backyard is the perfect place to relax. Whether you're spending time in the sunroom, entertaining guests or watching your children play. All while enjoying the privacy from the mature trees. This pristine home is ready for its new owners. Located in Woodbine you are within close proximity to Woodbine Square, Woodbine School, St Jude School, Fish Creek Park and have easy access to Anderson Rd, 14th St, Elbow Dr & Stoney Trail. Don't miss out on the opportunity to make this home yours - schedule your viewing today!**

Inclusions:
Property Listed By:

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











