



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 WOODSTOCK Way, Calgary T2W 5X3**

MLS®#: **A2167004**

Area: **Woodlands**

Listing Date: **09/19/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1985**

Lot Information

Lot Sz Ar: **4,714 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,771**

Low Sqft:

Ttl Sqft: **1,771**

DOM

**0**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **4 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Many Trees,Pie Shaped Lot,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 13`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 14`6"</b>	<b>Den</b>	<b>Main</b>	<b>9`1" x 6`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`3" x 15`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 4`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`5" x 11`4"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`6" x 5`4"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`6" x 6`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`6" x 9`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 8`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`7" x 7`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>20`9" x 14`10"</b>

Furnace/Utility Room

Basement

14`6" x 6`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

8111891

Remarks

Pub Rmks:

**In one word...SPECTACULAR!! This wonderful family home has undergone a complete renovation from top to bottom and they have outdone themselves. From the moment you enter, you will be impressed with the open concept, not normal in these older neighbourhoods. The main floor has a welcoming living room that moves you in to the dining area and then kitchen. This kitchen has a full stainless appliance package and tons of cabinetry for storage. The quartz counters gleam and allow for so much space to prepare family meals. And the home flows to allow for great interaction with your friends while entertaining, Down a few steps you will find a large family room with a beautiful marble faced gas fireplace to cozy up to in the cold snowy winter evenings. The adjoining den is perfect as a home office or as a quiet sanctuary away from the hustle of the day, and the convenient half bath is just around the corner! The upper level boasts a huge primary bedroom with a custom walk in closet featuring built-ins galore. The 3 piece ensuite is modern with a large stand alone shower. Two more spacious bedrooms and 4 piece bath complete this upper level. The finished basement features a massive rec room, perfect for all the games and play space your kids could possibly dream of. Plus there is an extra bedroom (stated as a bonus room in the RMS) , which is perfect for that hideaway that all growing kids crave. The back yard has a large multi level deck, perfect for entertaining and the yard is fenced so the kids can play safely. Close to schools, playgrounds, shopping, the walking paths in Fish Creek Park a mere 2.6 kms away, This home is bright, sparkling new and ready for its new family. All you have to do is unpack and enjoy! Don't delay, it definitely won't last long!**

Inclusions:

Property Listed By:

Storage Shed

Real Broker

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











