



THE
A-TEAM

**RE/MAX
FIRST**

75 WOODGLEN Road, Calgary T2W 4N8

MLS®#: **A2167038**

Area: **Woodbine**

Listing Date: **09/18/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **5,564 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Low Maintenance Landscape,Reverse Pie Shaped Lot**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage,Insulated**

DOM

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Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction: **Mixed**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 13`2"
Kitchen	Main	16`7" x 13`5"
Bedroom	Upper	9`6" x 12`10"
4pc Bathroom	Upper	6`10" x 7`5"
4pc Bathroom	Lower	4`11" x 7`1"
Family Room	Lower	19`5" x 11`5"
Furnace/Utility Room	Lower	16`0" x 17`10"

Room	Level	Dimensions
Dining Room	Main	10`6" x 9`0"
Bedroom - Primary	Upper	12`4" x 12`2"
Bedroom	Upper	10`2" x 12`10"
3pc Ensuite bath	Upper	7`5" x 4`11"
Den	Lower	10`6" x 10`6"
Bedroom	Lower	15`3" x 15`9"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8010456

Remarks

Pub Rmks: **This is the one you have been waiting for! Before entering the front door, you will fall in love with this fully developed 4-bedroom, 3-bathroom, 4-level Split with over 2,500 SF of living space - perfectly situated on a beautifully landscaped oversized corner lot in the heart of Woodbine. What will impress you most is the Central Air, modern finishes & lighting, great floorplan and absolute ton of Natural Light - in every room, and on every level of this amazing home. And we haven't even started on the backyard yet.... Bragging rights begin here in this outdoor spa oasis with a large composite patio (with gas line) and stairs leading down to a stone landing & hot tub - all surrounded by newly installed professional-grade zero-maintenance turf. All this is nestled between mature trees and flower beds. Now for the home itself. Great main floor living and dining space, as well as a large sunny Kitchen with tons of counter space and storage, all anchored around a large center island. Upstairs you will find a large primary bedroom with a walk-in closet and 3-piece en-suite, additional 2 good-sized bedrooms and a 4-piece main bathroom. The lower levels feature a large family/entertainment room with Gas Fireplace, a separate Office/Den, another 4-piece Bathroom & 4th Bedroom. Utility Room, Laundry and Mudroom leading to the Double (insulated & heated) Garage finish this level. Close to Transit, Schools, Shopping & a short walk to Fish Creek Provincial Park. Book your showing Today!**

Inclusions:
Property Listed By: **Hot Tub, Gas BBQ , Steel Patio Round Table & Matching Chairs
CIR Realty**

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









