



THE
A-TEAM

**RE/MAX
FIRST**

84 WOODMEADOW Close, Calgary T2W 4L8

MLS®#: **A2176411** Area: **Woodlands** Listing **11/01/24** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,231**
 Low Sqft:
 Ttl Sqft: **2,231**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **1 and Half Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: **Private Entrance** Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete,Slab**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	14`6" x 21`4"	Living Room	Main	15`6" x 13`11"
Dining Room	Main	13`8" x 10`0"	Office	Main	13`7" x 10`1"
Bedroom - Primary	Main	19`11" x 14`8"	4pc Ensuite bath	Main	9`4" x 8`10"
2pc Bathroom	Main	5`9" x 5`0"	Foyer	Main	5`9" x 9`5"
Laundry	Main	8`5" x 8`8"	Bedroom	Second	14`4" x 13`6"
Family Room	Second	13`5" x 11`4"	4pc Bathroom	Second	10`0" x 5`11"
Storage	Second	10`0" x 5`1"	Furnace/Utility Room	Main	14`6" x 11`1"

Condo Fee:
\$515

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8110127**

Remarks

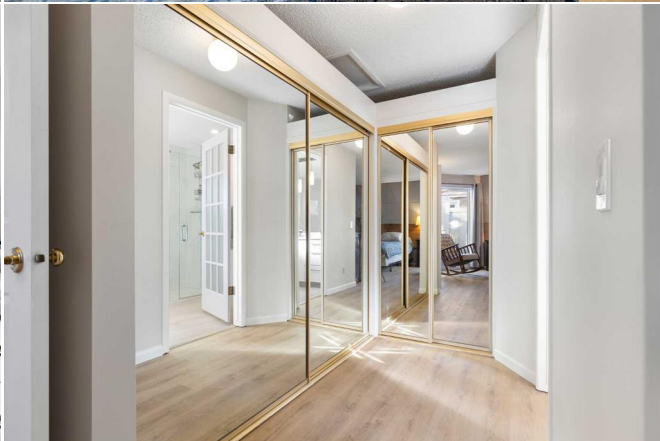
Pub Rmks: **Bright RENOVATED 1.5 story END UNIT townhome with huge main floor master suite, south facing backyard, vaulted ceilings and DOUBLE ATTACHED garage. Updates include contemporary kitchen cabinets, quartz countertops, upgraded stainless steel appliances, designer glass tile backsplash, pot lights, engineered hardwood and luxury vinyl flooring. The spacious main floor master bedroom has an gorgeous spa like 4 pc en-suite with cozy in-floor heat and lots of closet space. To complete the main floor: Living room with floor to ceiling windows & wood burning fireplace, dining room with built-in, office/den, kitchen nook, 1/2 bathroom, laundry room and storage. Upstairs there is another large bedroom, full bathroom, loft flex space and more storage! The home has a high efficiency furnace & hot water tank installed in 2018, and newer vinyl windows. French doors lead to the sunny SOUTH facing deck and backyard. BUNGALOW style living in the sought after community of Woodlands near the community center, golf, recreation, shopping and Fish Creek Park. The Wood Meadows condo complex is pristine with lots of green space and very well taken care of.**

Inclusions: **Central Vac and Water Softener - both "As Is"**
Property Listed By: **RE/MAX House of Real Estate**

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













84 Woodmeadow Close SW, Calgary, AB

Main Floor Exterior Area 1525.26 sq ft
Excluded Area 454.11 sq ft



PREPARED: 2024/1/15/1



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

84 Woodmeadow Close SW, Calgary, AB

2nd Floor Exterior Area 705.58 sq ft
Excluded Area 273.87 sq ft



PREPARED: 2024/1/15/1



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