



THE
A-TEAM

**RE/MAX
FIRST**

315 WOODRIDGE Place, Calgary T2W 3S5

MLS®#: **A2182184** Area: **Woodlands** Listing Date: **12/06/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **5,166 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,253**
 Low Sqft:
 Ttl Sqft: **1,253**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Lawn,Landscaped,Level**
 Park Feat: **Off Street,Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	5`0" x 7`4"	4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	12`5" x 12`3"	Bedroom	Main	12`5" x 10`3"
Dining Room	Main	10`11" x 12`2"	Kitchen	Main	13`3" x 10`3"
Kitchen	Main	12`5" x 17`7"	Bedroom - Primary	Main	13`3" x 14`8"
4pc Bathroom	Lower	10`9" x 6`0"	Other	Lower	10`9" x 11`6"
Bedroom	Lower	10`9" x 11`3"	Game Room	Lower	16`7" x 29`3"
Workshop	Lower	16`0" x 9`11"	Storage	Lower	8`2" x 10`1"

Furnace/Utility Room

Lower

10`11" x 9`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7810890

Zoning:

R-CG

Remarks

Pub Rmks:

This beautifully updated home offers over 2400 developed square feet. Perfectly situated in a quiet cul-de-sac only a couple blocks away from sports fields, schools, and Fish Creek Provincial Park where you can enjoy the endless path system. As you approach you will notice the welcoming front porch, gleaming hard surface flooring, fresh paint, wainscoting detail, and open concept layout. The spacious kitchen is complimented with custom cabinets, tile backsplash, stainless steel appliances, ample counter space plus a cabinet pantry for additional storage, with pull outs! The kitchen has a raised eating bar that looks onto the bright dining room with a feature wall. Adjacent is a spacious living room showcasing a rustic gas fireplace with stone detail and mantel. You will also notice the designer lights, upgraded plantation shutters and new vinyl windows throughout! There are two well sized secondary bedrooms, a gorgeous updated 4pc bath with stone counters, new toilet, and tile detail. Situated at the back is the relaxing primary retreat that looks onto the peaceful backyard and has an updated 2 pc ensuite. The back door mudroom space leads to a substantial yard with a newly stained deck, includes a BBQ gas line, an exposed concrete patio, large greenspace, and fire pit area. The lower level is complete with plush new carpet and a considerable rec area with built-in cabinets for additional storage making this place ideal for family game nights and gatherings as there is a bar! This level is complete with a 4th bedroom including a walk-in closet, a 3pc bath, plus a shop/hobby room. A meticulously maintained home offering modern updates throughout, versatile spaces, in a highly sought after community close to plenty of amenities and easy access with Stoney Trail. Schedule your private showing or view the virtual tour online.

Inclusions:

N/A

Property Listed By:

CIR Realty

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













