



THE
A-TEAM

**RE/MAX
FIRST**

275 WOODRIDGE Drive #21, Calgary T2W 4S4

MLS®#: **A2187299** Area: **Woodlands** Listing Date: **01/15/25** List Price: **\$549,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary** Finished Floor Area: **1,910**
Year Built: **1981** Low Sqft:
Lot Information: Ttl Sqft: **1,910**
Lot Sz Ar:
Lot Shape:

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking

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

Access:
Lot Feat: **Backs on to Park/Green Space,Conservation,Cul-De-Sac,Environmental Reserve,Low Maintenance Landscape,No Neighbours Behind,Private,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 12`11"	Dining Room	Main	12`2" x 9`5"
Kitchen	Main	12`11" x 8`10"	Breakfast Nook	Main	9`5" x 8`10"
Bedroom - Primary	Second	21`10" x 12`11"	Bedroom	Second	22`2" x 9`2"
Flex Space	Second	13`3" x 9`6"	Laundry	Second	5`4" x 2`11"
2pc Bathroom	Main	5`1" x 4`10"	5pc Ensuite bath	Second	15`2" x 8`10"
4pc Bathroom	Second	8`11" x 8`10"			

Legal/Tax/Financial

Condo Fee:
\$632

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **8110943**

Remarks

Pub Rmks: **Welcome to a magnificent opportunity to live on Fish Creek Park in the highly sought after community of Woodlands. Rarely do homes backing on the park come to market, and this townhome, with south facing yard, is in a prime location. Large entry leads to formal dining room opening out to spacious living room highlighted by brick facing fireplace and massive windows overlooking the park. Step out to the secluded deck, with the natural beauty of the park as your neighbour. The functional kitchen boasts large breakfast nook and plenty of cooking and prep space with convenient access to the dining room. Upstairs find 2 large bedrooms, with the primary featuring breath taking view of Fish Creek and a large seating area AND balcony to enjoy this stunning view. The ensuite includes separate water closet, huge soaker tub, double sink vanity and large shower. Second bedroom is also large, with plenty of room not only for a king size bed, but seating area as well. The open concept work/flex space is perfect for home office, library, yoga studio or gym. Enjoy the convenience of washer and dryer in the huge main 4 piece bath. The lower level is undeveloped but does include plumbing rough in for bath, and large double attached garage is the crowning touch!. This location is unrivalled for serenity, and the benefit of living in a well run upscale townhome community and backing onto Fish Creek Park equals all enjoyment, no stress. Amazing opportunity not to be missed!**

Inclusions: **None**
Property Listed By: **Royal LePage Solutions**

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









