



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**520 WOODHILL Place, Calgary T2W 3L5**

MLS® #: **A2197152**      Area: **Woodlands**      Listing Date: **02/25/25**      List Price: **\$639,900**  
 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: **5,091 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,483**  
 Low Sqft:  
 Ttl Sqft: **1,483**

DOM  
**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Aluminum Siding**  
 Flooring: **Ceramic Tile,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Dryer,Gas Range,Range Hood,Washer**  
 Int Feat: **Central Vacuum,Laminate Counters,No Smoking Home,Storage,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **7710714**

Remarks

Pub Rmks: **LARGE BUNGALOW ON QUIET CUL-DE-SAC IN THE HEART OF WOODLANDS.** This home has been well maintained and offers newer window and roof shingles, as well as a new solar system (\$20,000). Main floor is flooded with sunlight and boasts 3 bedrooms, 2 baths, 2 living rooms and an eat-in kitchen. Easy to renovate, the floor plan is functional. Bedrooms are all spacious and master bedroom has a full 3 pc ensuite bath. Basement is developed with a massive rec room, family room, oversized bedroom, 4 pc bathroom and loads of storage. The back door leads right into the basement, which makes this home a good candidate for adding a suite to the basement. Solar system is paid for and will be transferred to the new owner. Backyard has gorgeous landscaping and a fenced yard. Rear lane allows for RV parking in the yard. Double attached garage at the back of the home is **IDEAL FOR A MECHANIC OR TRADESPERSON**, as the ventilation is solvent approved and the garage has its own heat source. Book your showing with your agent today!

Inclusions: **Solar system (prepaid).**  
Property Listed By: **URBAN-REALTY.ca**

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



















