

\$499,900 - 3, 275 Woodridge Drive Sw, Calgary

MLS® #A2114616

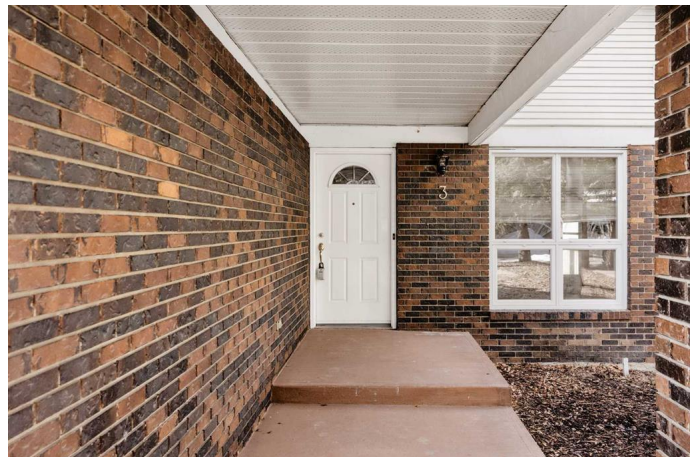
\$499,900

3 Bedroom, 4.00 Bathroom, 1,896 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Great opportunity to live in the beautiful, established community of Woodlands within an executive complex that backs onto Fish Creek Park! An attached double garage with extra parking on the driveway is the first of numerous extras that this beautiful home offers. Inside almost 2,950 sq. ft. of developed space ensures ample space for any lifestyle. Elegant French doors open to reveal a versatile main floor den that is open to above creating an airy space for a home office, hobbies or additional gathering space. The dining room is perfect for entertaining with clear sightlines into the living room and direct access into the kitchen, simplifying the serving and cleaning process. The cook of the household will love the layout of the kitchen with a barbeque deck and a breakfast bar island that overlooks the living room for lots of natural light and great connectivity. Floor to ceiling brick encases the wood burning fireplace in the living room inviting you to put your feet up and relax. Patio sliders lead to the second deck encouraging a seamless indoor/outdoor lifestyle. A privately tucked away powder room completes this level. The primary bedroom on the upper level is a true owner's sanctuary thanks to the extremely generous size, wonderful sitting area, large walk-in closet and lavish ensuite boasting dual sinks, a skylight, a deep soaker tub and a separate oversized shower. The second bedroom is also very spacious with easy access to the 4-piece bathroom. Laundry is



conveniently on this level, no need to haul loads up and down the stairs. Gather in the rec room in the finished basement and come together over movies and games. Handy built-ins store media equipment, books, games, décor and more. A third bedroom with a walk-in closet, a third bathroom and lots of storage add to your comfort. This well managed complex is perfectly located nestled beside Fish Creek Park and within walking distance to schools, parks and Woodbine Square with a Safeway, local pubs and restaurants. Enjoy easy access to the ring road and all major roadways when you do need to leave the community. Truly an outstanding neighborhood to call home!

Built in 1981

Essential Information

MLS® #	A2114616
Price	\$499,900
Sold Price	\$525,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,896
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3, 275 Woodridge Drive Sw
Subdivision	Woodlands
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 4S4

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Yard, Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 20th, 2024
Days on Market	6
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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