

\$579,900 - 44 Woodglen Court Sw, Calgary

MLS® #A2117592

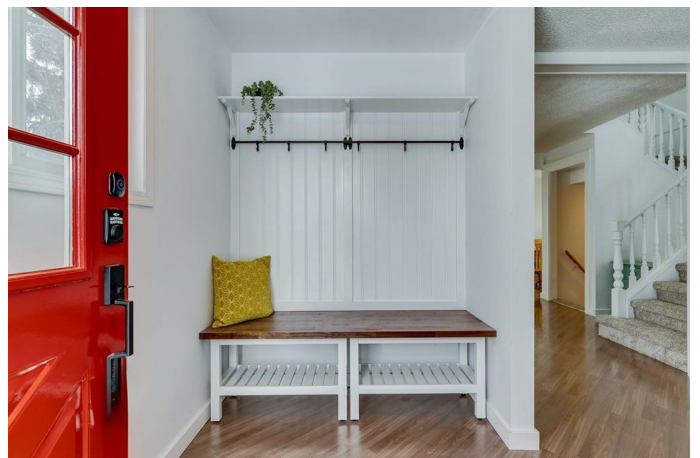
\$579,900

4 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

GORGEOUS FAMILY HOME IN WOODBINE. CUL-DE-SAC LOCATION ON OVERSIZED PIE LOT W/ BACK ALLEY ACCESS. Newer windows, new siding, exterior doors, furnace, and updated inside with new carpets and paint. Incredible floorplan with huge living room, dining area off the kitchen and flex room on the main floor ideal for a home office or larger dining room. Beautiful built in bench at the entry. Kitchen is massive with the option to use the back as a coffee corner and will also fit a full sized dining table and six chairs. Ample wood cabinets throughout and loads of light from the East, North and South facing windows. Half bath at the back door near the mud room area is ideal for kids coming in from outside. Wood burning fireplace with brick chimney and mantle in the kitchen. Upstairs you'll find generous kids bedrooms with a built in loft bunk bed in one of the kids rooms. Master bedroom has a large East facing window, walk-in closet and updated bathroom with a beautiful glass and tile shower. Basement is finished with a cute rec room, built-in desk area and full bedroom with egress window. There is a HUGE WORKSHOP that takes up half the basement and is a handyman's dream. LED lighting throughout the home. MASSIVE PIE LOT. EAST BACKYARD can easily accommodate a detached oversized double (or triple) garage, and you don't lose any of the yard space either! There is even a clever way to attach the garage to the kitchen and create a closed



breezeway. Back alley makes for easy access too. Large shed, oversized deck (252 sq ft!), grass and mature trees rounds out the backyard. Book your showing fast, this one won't last long!

Built in 1980

Essential Information

MLS® #	A2117592
Price	\$579,900
Sold Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,584
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	44 Woodglen Court Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4K3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
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Appliances	Dishwasher, ENERGY STAR Qualified Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Kitchen, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2024
Date Sold	April 2nd, 2024
Days on Market	6
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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