

\$649,900 - 36 Woodmeadow Close Sw, Calgary

MLS® #A2120741

\$649,900

4 Bedroom, 4.00 Bathroom, 1,841 sqft

Residential on 0.00 Acres

Woodlands, Calgary, Alberta

Offering over 3500 SqFt of Living Area, this lovely villa-style Bungalow offers a perfect blend of comfort, independent living & a Maintenance-Free lifestyle in a prime location - tucked away in quiet surroundings & backing onto the Canyon Meadows Golf Course. The main floor has an expansive Open Concept layout with soaring Vaulted Ceilings and a Skylight. Gleaming Hardwood Floors highlight the seamless flow between the living, dining, and kitchen areas, creating an inviting atmosphere which is ideal for hosting gatherings and entertaining friends and family. The Gas Fireplace in the Living Room creates a warm ambiance. The bright & open Kitchen has a large Island with raised breakfast bar, a cozy eating nook area, an abundance of cupboards & a convenient corner pantry for all your essentials and appliances. Direct access to the large, newly completed deck (with a BBQ gas line) provides an ideal space for hosting dinner parties or enjoying a quiet morning coffee. The spacious Primary Bedroom boasts vaulted ceilings, large windows, walk-in closet, a 5 piece ensuite bathroom with a relaxing soaker tub, double vanity, separate shower & natural Light from a Skylight. The 2nd main floor bedroom can be customized to suit your preference - whether utilized as a bedroom, guest room, home office, reading or TV room, this versatile space allows for privacy and flexibility. A 4 pc bathroom and an additional closet are conveniently located across from the 2nd



bedroom, and there is a 2pc bathroom for guest use just outside the primary bedroom. Everything you need is on the main level, including MAIN LEVEL LAUNDRY with sink & cupboards, and a mud room with additional closets just off the Garage. The Lower Level offers possibilities for entertaining, relaxing or accommodating guests with an oversized rec room, a convenient wet bar, office area, 2 additional bedrooms (non-egress windows), 3 piece bathroom, abundant storage, and a flex area which could be used as a hobby room or home gym. This unit comes with a DOUBLE ATTACHED garage with two additional driveway spots, providing ample space for your vehicles, storage and guest parking. (Additional guest parking located close to the unit.) Located in a tranquil setting within a mature & quiet complex. Convenient access to amenities "close to Fish Creek Park, walking paths, Play parks, shopping, transit, & easy access to the Ring Road system. This is a rare gem, offering comfort and practicality - an ideal home for those seeking the ease of main floor living with No snow shovelling or lawn care worries! Enjoy a Maintenance free, "lock-and-leave"™ lifestyle.

Built in 1987

Essential Information

MLS® #	A2120741
Price	\$649,900
Sold Price	\$631,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	1987

Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	36 Woodmeadow Close Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4L8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 21st, 2024
Days on Market	15
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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