

\$874,900 - 12323 17 Street Sw, Calgary

MLS® #A2121365

\$874,900

5 Bedroom, 4.00 Bathroom, 2,521 sqft

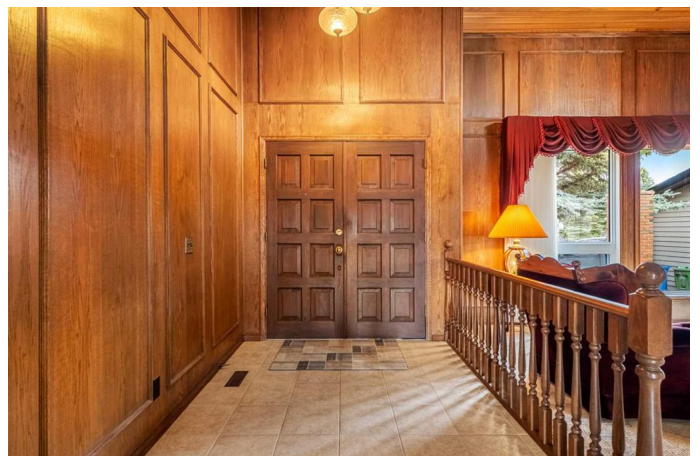
Residential on 0.17 Acres

Woodlands, Calgary, Alberta

****Open House CANCELLED**** This is the one youâ€™ve been waiting for! Step into the heart of WOODLANDS ESTATES and into this 2500+ sq ft finished home located on a quiet CUL-DE-SAC, steps to Canyon Meadows Golf Course. This home is perfect for families looking for 5 BEDROOMS and a mature neighbourhood with great schools. This home has so many wonderful features including NEWER ROOF and WINDOWS throughout.

As you enter, the main floor features a living room with soaring CEDAR ceilings and OAK panelling throughout adjoining an intimate dining area creating an impressive and luxurious feel perfect for entertaining. The bright and sunny kitchen features oak cabinets, GRANITE counters and a window overlooking the WEST backyard, perfect for watching the kids. The adjoining sunken family room has a beautiful wood burning fireplace to unwind and spend a cozy night in. A back entrance/laundry area has built ins to keep the family organized and an additional bedroom/office for those wanting a quiet room on the main level.

There is so much space in this home, the upstairs features a unique LOFT perfect for a home office or a flex area for the kids. The large primary bedroom with ensuite has its very own private Juliet balcony overlooking the backyard. There are also 2 additional good-sized bedrooms, with one having access



to another private patio. A large 4-piece bathroom finishes off this level.

The fully finished basement provides even more living space and features a large recreation room as well as a family room with wood burning fireplace and wet bar. Plus an additional 5th bedroom and 3 piece bathroom.

The meticulously maintained backyard is beautifully landscaped with a deck and a private backyard, perfect for entertaining. Woodlands is such a great neighbourhood with its close proximity to Fish Creek Provincial Park, mature schools, convenient shopping like the community Safeway, Shoppers Drug Mart, Tim Hortonâ€™s & more. Easy access to the ring road to get you on your way. 5 minutes from Costco & a short drive to get you to major roadways. Great transit availability as well. A turnkey home, amazing location & an awesome neighbourhood. Youâ€™re not going to find better value for a detached home in Calgary right now!

Built in 1981

Essential Information

MLS® #	A2121365
Price	\$874,900
Sold Price	\$862,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,521
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	12323 17 Street Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Recreation Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, None, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 10th, 2024
Days on Market	29
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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