

\$859,000 - 79 Wood Crescent Sw, Calgary

MLS® #A2122281

\$859,000

5 Bedroom, 3.00 Bathroom, 2,647 sqft

Residential on 0.14 Acres

Woodlands, Calgary, Alberta

Welcome to a desirable location on Corner lot in Woodlands.

Step into a world where elegance meets nature in this magnificent are to find 5-bedroom, 2.5-bathroom home. Perfectly positioned within walking distance to the serene Fish Creek Provincial Park and the lush Canyon Meadows Golf Course, this residence is a haven for those who cherish both outdoor adventures and refined living.

Exterior Highlights:

New Roof (2019): A testament to quality and foresight, ensuring peace of mind for years to come.

3-Pane Windows (2022): These recent additions offer enhanced insulation, reducing energy costs while bathing the home in natural light.

New Fence (2019): Freshly installed to provide privacy and a safe boundary for family activities.

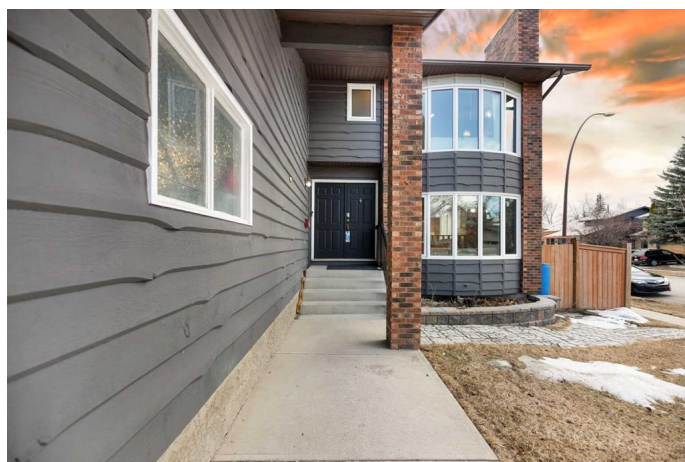
2-Car Front Attached Garage: Ample space for vehicles and outdoor gear, with convenient home access.

Interior Features:

Wood Burning Fireplaces (2): Create a cozy atmosphere on chilly evenings, perfect for gathering with loved ones.

Gas Fireplace (1): Instant warmth and ambiance at the flick of a switch, ideal for effortless entertaining.

Central Vacuum: Modern convenience that makes maintaining the home's pristine



condition a breeze.

Location Perks:

Proximity to Parks and Golf Course:

Embrace an active lifestyle with easy access to recreational activities.

Close to Major Road Arteries [Anderson and Tsu Tina Trail]: Enjoy the ease of travel and quick commutes to the city's amenities.

This home is not just a structure; it's a lifestyle choice that offers the perfect balance of comfort, style, and convenience.

Whether you're basking in the warmth of the fireplaces or enjoying the great outdoors, this property promises a life of satisfaction and joy. Huge unfinished basement provides plenty of space for creative ideas to be build.

An opportunity to live close to nature with Pride of Ownership that can't afford to be missed.

Built in 1980

Essential Information

MLS® #	A2122281
Price	\$859,000
Sold Price	\$847,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,647
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 Wood Crescent Sw
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Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, High Ceilings, See Remarks
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	May 3rd, 2024
Days on Market	22
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
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