

\$879,900 - 172 Woodstock Way Sw, Calgary

MLS® #A2135176

\$879,900

3 Bedroom, 3.00 Bathroom, 2,212 sqft
Residential on 0.14 Acres

Woodlands, Calgary, Alberta

****STUNNING WOODLANDS HOME**PRIVATE YARD**CUSTOM RENOVATION**LOTS OF PARKING**FOR SALE FOR THE FIRST TIME BY THE ORIGINAL OWNERS!**** Located on a quiet street in one of Calgary's most desirable communities. This gorgeous 2-story "3 bedroom plus main floor den" home sits on a MASSIVE 55' x 120' landscaped homesite with many mature & healthy trees. Inside, this bright, classic executive design offers a living & semi-formal dining room with soaring two-story ceilings. The updated kitchen features classic white cabinets/doors, glass inserts, newer high-end stainless steel appliances (gas cooktop slide-in the stove), glass tile backsplash, under mount granite sink, skylight, vaulted ceilings, central island with breakfast bar, and light/plumbing fixtures. The "SUNNY MORNING" breakfast nook has views of your private OASIS. Check out the summertime photos. The family room features a gas fireplace w/tile & mantle. Upstairs, you'll find 3 nicely sized bedrooms. The stately primary suite has an oversized walk-in closet & a fully renovated 5-piece en suite with a luxurious stand-alone tub & separate shower. The basement is unspoiled for your future expansion. Other impressive upgrades & updates list include Newer windows and doors, all doors and casings, baseboards and trim, wood, and iron spindle railings, hardwood + carpets and wide luxury vinyl plank flooring, light fixtures, and electrical switches, newly



172 WOODSTOCK WAY SW

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 1303.55 Sq Ft / 121.10 m²

UPPER LEVEL (AG) - 908.41 Sq Ft / 84.39 m²

TOTAL ABOVE GRADE RMS SIZE - 2211.96 Sq Ft. / 205.49 m²



painted exterior stucco + brick and window trims, clay tile roof, 5" eaves, and metal trims, and so much more! Living at its Best with nature, community, and wildlife at your doorsteps. You can take advantage of this sought-after SW corner of the city. Truly estate living with quality lifestyle being so close to first-class golf courses, schools, parks, playgrounds, Fish Creek park, off-leash dog park, transit, shopping, Hospital, road and highway infrastructure access all nearby. Call your friendly REALTOR(R) today to book a viewing!

Built in 1994

Essential Information

MLS® #	A2135176
Price	\$879,900
Sold Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,212
Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

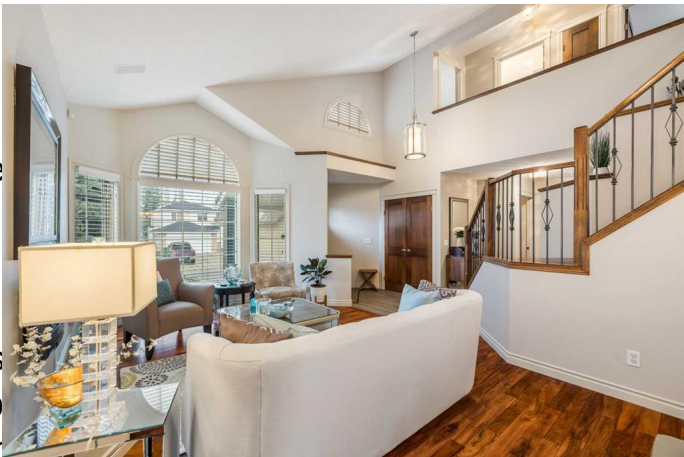
Address	172 Woodstock Way Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6G1

Amenities

Parking Spaces 4
Parking Concrete Driveway, Double
Garage Faces Front, On Stre

Interior

Interior Features Bookcases, Breakfast Bar,
Vacuum, Closet Organizers
Ceilings, Kitchen Island, Op
Vaulted Ceiling(s), Vinyl Wind
Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove,
Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window
Coverings
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Gas, Great Room, Living Room, Mantle
Has Basement Yes
Basement Full, Unfinished



Exterior

Exterior Features Courtyard, Fire Pit, Lighting, Private Yard, Rain Gutters
Lot Description Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn,
Landscaped, Street Lighting, Yard Lights, Private, Rectangular Lot
Roof Tile
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 24th, 2024
Date Sold June 28th, 2024
Days on Market 35
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Jayman Realty Inc.

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