

\$614,999 - 252 Woodridge Drive Sw, Calgary

MLS® #A2137517

\$614,999

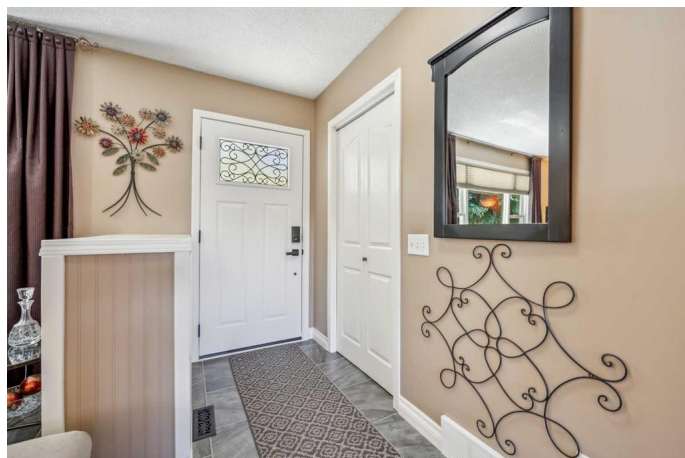
4 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.11 Acres

Woodlands, Calgary, Alberta

In a world full of cookie cutter homes, youâ€™ve found the CAKE! This unique and beautiful character home has been loved and cared for, for the past 29 years by the same owners. Sitting in the quiet back corner of the desirable community of Woodlands, steps away from TWO entrances into Fish Creek Provincial Park with bike and walking paths, Bebo Grove, the creek, ponds, and all the wonderful nature that Fish Creeks has to offer these communities.

Meticulously kept, this home sets the bar for homeowner pride. You will feel it from the moment you open your car door and step up to the immaculately kept yard right up and into your front door. As you enter, you will feel the warmth this home offers. Itâ€™s well thought out open concept floorplan invites you into this wonderful four level split. The great room is bright with its large newer windows replaced (throughout) in 2021 overlooking the front yard with mature spruce trees. The rich wood of the kitchen cabinets with contrasting antique white shaker island and breakfast bar, stainless steel appliances which is open to your dining and great-room. All three spaces share beautiful laminate tile flooring, making this space not only beautiful and inviting but spacious and easy to maintain! Your kitchen window looks out into your private yard where you will enjoy watching spring come into bloom or quiet winter mornings. This level also has a back entrance where you will find your conveniently located laundry room, and the entrance out



into your amazing backyard! Perfect for the springs and summers to come, with a wood deck and privacy screens, custom shed (new roof in 2023), trees that smell like a sweet perfume in the spring and perennial gardens full of a great selection of foliage and flowers. Back into the home and going up to the second level, you will find a beautifully updated 4 piece bath, 2 well sized secondary bedrooms with large windows and a generous primary bedroom, perfect to fit any sized bed and any additional furniture you may need as well as a 2pc ensuite.

Heading down to the 3rd level, you will find another conveniently located 3pcs bath next to another very large bedroom, perfect for guest, parents, office or gym! This great bedroom also looks out into the back yard with no window wells obstructing your view! The family room of this home is a special room! With its beautiful custom shaker style and stone wood-burning fireplace, large windows, wainscotting and more then enough space for that soft comfy sectional to enjoy movie nights or the game! Head down to the fourth level where you have all the storage you could ask for! This level incudes a great crawl space, a utility sink, work-bench, room for a large freezer, updated FURNACE 2023, HOT WATER TANK 2022, other updates: WINDOWS 2021, ROOF 2007 with 35+ year Fiberglass Shingles, Dishwasher 2023 and Main Water Shut Off 2023

Built in 1979

Essential Information

MLS® #	A2137517
Price	\$614,999
Sold Price	\$610,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,077
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	252 Woodridge Drive Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3S2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Chandelier, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Masonry, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Garden, Landscaped, Native Plants, Private, Rectangular Lot

Roof	Asphalt Shingle, Fiberglass, See Remarks
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 26th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.