

\$849,000 - 40 Woodgreen Crescent Sw, Calgary

MLS® #A2140789

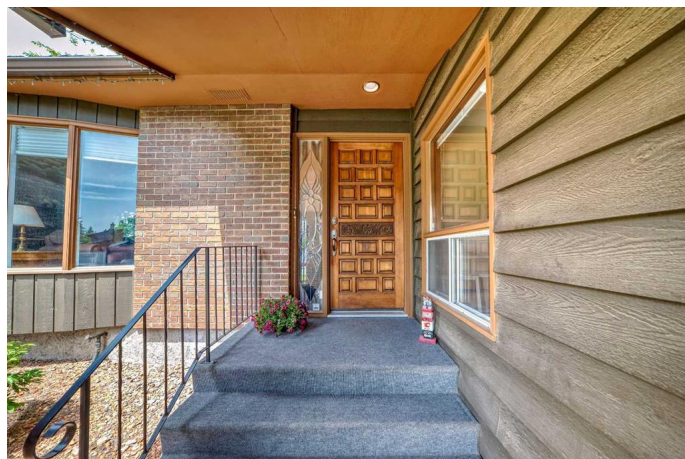
\$849,000

5 Bedroom, 3.00 Bathroom, 2,158 sqft

Residential on 0.15 Acres

Woodlands, Calgary, Alberta

This stylish classic in Woodlands is the epitome of elegance and retains a wonderful sense of charm alongside thoughtful modern upgrades. You'll notice beautiful character details beginning right at the front door. Inside, a large entryway is open to the living room, where a huge bay window welcomes tons of sun from the south. Pristine hardwood floors showcase the meticulous care this home has had over the years. The quintessential floorplan flows through a large dining room, where a picture window fills the space with natural light. In the kitchen, gorgeous original cabinetry with stained glass details pairs with newer stainless appliances and upgraded countertops. The breakfast bar is sure to be a favourite gathering point when you have guests over, and the split-level design steps down to a stunning family room where original wood paneling creates a luxe ambiance that encourages you to relax in front of the unique wood-burning fireplace. French doors lead to a solarium, the perfect place for your plants and year-round activities. The double attached garage enters to a hallway, where you will find a bedroom that would make a great guestroom or home office. There is a full bathroom here, as well as a laundry room. Upstairs, the primary suite is incredibly spacious, with double closets and a full ensuite. Both secondary bedrooms are generous, and there is another full bathroom on this storey. Downstairs, a rec area is ready for your games and hobbies and includes plenty of storage



space. A second family room centres around a gas fireplace, and there is a guestroom on this level as well. The utility room offers tons of extra room for seasonal items, and there is a utility sink here too. Outside, the backyard is a peaceful oasis, with manicured garden beds and mature trees edging the lawn. A spacious patio is perfect for grilling and relaxing while kids and pets play, and a shed makes organizing your garden tools a breeze. This home backs directly onto Woodview Park, which also holds the local elementary school as well as the community association. The local shopping plaza is also just steps away; you have everything you could possibly need right at your doorstep here. Within a block, you can access Fish Creek Park, which offers hours of exploring and activities in nature. Also nearby, the golf club, Costco, and Macleod Trail offer a range of amenities that make this an amazing location. Downtown commuters will love the short drive to downtown, and outdoor enthusiasts will appreciate the proximity to Stoney Trail – you can be out of town in minutes. See this one today!

Built in 1980

Essential Information

MLS® #	A2140789
Price	\$849,000
Sold Price	\$833,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,158
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split

Status	Sold
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Community Information

Address	40 Woodgreen Crescent Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, No Neighbours Behind, Rectangular Lot
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 27th, 2024
Days on Market	14
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Real Broker

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