

\$625,000 - 44 Woodglen Way Sw, Calgary

MLS® #A2149125

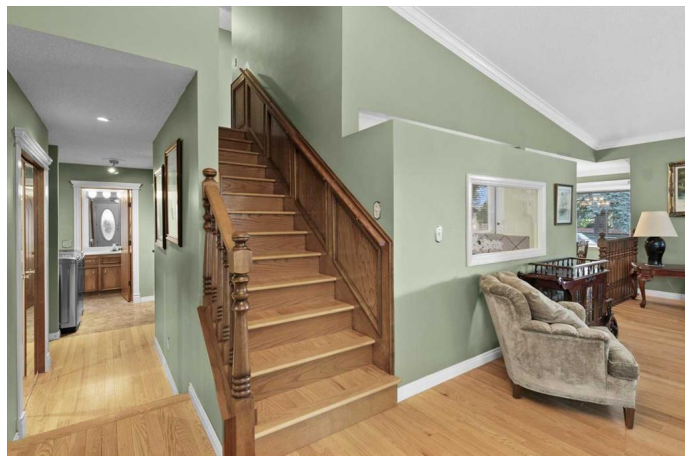
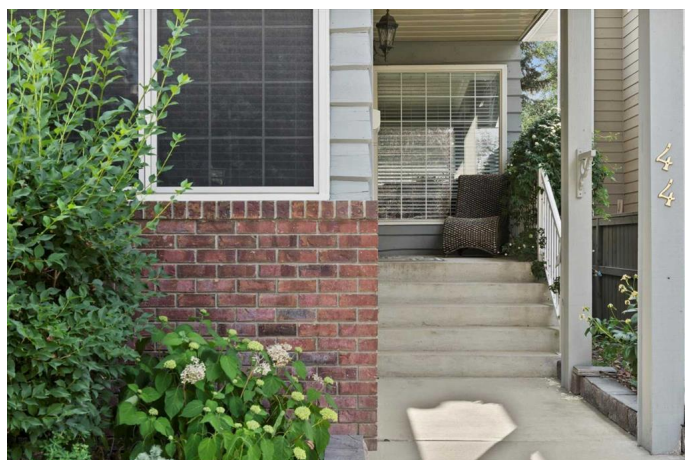
\$625,000

4 Bedroom, 4.00 Bathroom, 2,037 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to your future home in Woodbine! This charming 2-storey detached residence with over 2000 sqft of living space is perfect for first-time buyers, young families, and savvy investors. With its inviting blend of comfort and style, you'll instantly feel at home. Step inside to discover the open and airy atmosphere created by vaulted ceilings and beautiful hardwood floors. The cozy fireplace and classic wood built-ins add a touch of warmth and character throughout. The main floor offers a bright office with custom wood bookcases—ideal for work or study—and is adjacent to the elegant formal living and dining rooms. The heart of the home is the kitchen, which flows into a relaxed dining area and additional living space. From here, step out into the expansive backyard, perfect for entertaining or simply enjoying outdoor time with well-maintained grass and a large concrete pad ready for BBQing and outdoor dining and yes, there's ample space for a hot tub to enhance your relaxation! This home includes four bedrooms and four bathrooms, including a generously-sized primary bedroom with abundant natural light, a luxurious soaker tub, and plenty of counter space. The fully finished basement offers an extra living space and office area with a full bath and spacious bedroom. Additional features include a laundry room next to the double attached garage and don't forget the sauna in the basement. Located close to parks, playgrounds, and schools, it's a fantastic opportunity you



won't want to miss. Book your showing today and experience all that this beautiful home has to offer!

Built in 1981

Essential Information

MLS® #	A2149125
Price	\$625,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,037
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Woodglen Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), High Ceilings, No Smoking Home, Sauna, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 27th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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