

\$775,000 - 94 Woodridge Close Sw, Calgary

MLS® #A2155208

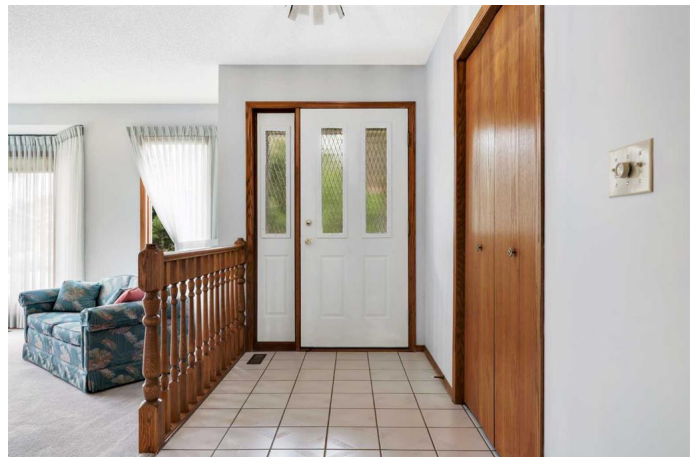
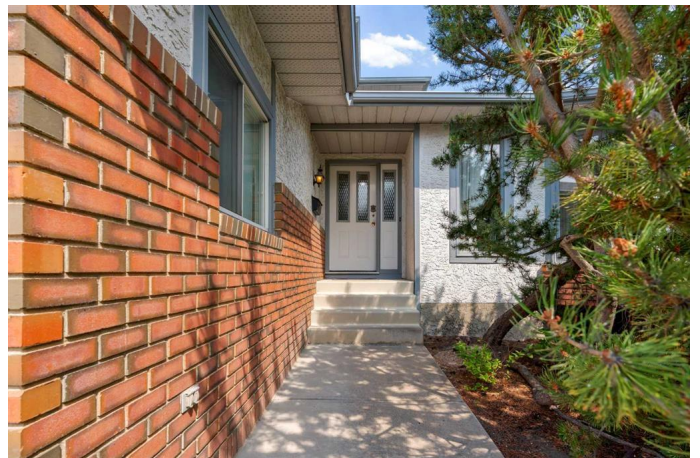
\$775,000

3 Bedroom, 3.00 Bathroom, 2,162 sqft

Residential on 0.17 Acres

Woodlands, Calgary, Alberta

Open House - Sun Aug 11th - 11am-2 pm
IMMACULATEDLY MAINTAINED by this original owner, this home is beautifully located steps from Fish Creek Park. Situated on a huge lot on a quiet street in the exclusive area of Woodlands Estates you will listen to the birds chirping without traffic noise or other interference. This quintessential, 2162 square foot plan offers plenty of natural light and space for family. Enter the foyer to the open and elegant living and formal dining rooms; enjoy plenty of sunshine through the south-facing bow windows and east-facing side lights in the dining area. The kitchen is large with a centre island, plenty of solid oak cabinetry, and built-in appliances with a garden door leading to the private yard from the breakfast nook. Open to the kitchen is the cozy family room, complete with a classic brick-faced, woodburning fireplace with a gas log lighter, indicative of this time period. If you work from home, you will appreciate the generous main floor office. A two-piece bath and laundry/mud room complete the main floor. Upstairs you will find a spacious primary suite with a large closet and ensuite bath along with two additional spacious bedrooms and a full bath. The basement is partially finished with a hobby room and workshop, leaving plenty of space to add a bedroom, bath, and recreation room. The yard is large with space to park your RV or boat with plenty of room to play! The roof shingles and the two HWT were replaced in 2022. The garage has



10-foot ceilings and is insulated drywalled and painted with plenty of built-in storage and a man door to the RV parking pad. Live and enjoy this classic home as it is, or renovate it to your taste and live on one of the best streets in Woodlands!

Built in 1985

Essential Information

MLS® #	A2155208
Price	\$775,000
Sold Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,162
Acres	0.17
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	94 Woodridge Close Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5M2

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, RV Access/Parking

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Wood Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Log, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Irregular Lot, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 30th, 2024
Days on Market	24
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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