

\$650,000 - 12432 17 Street Sw, Calgary

MLS® #A2157373

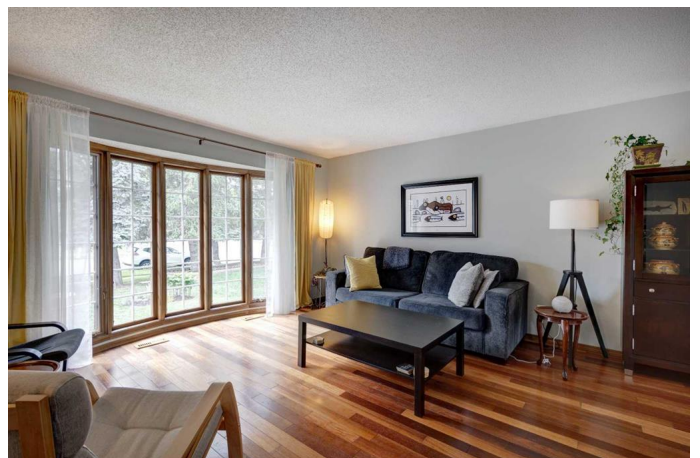
\$650,000

4 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.14 Acres

Woodlands, Calgary, Alberta

Welcome to this beautiful family home in the heart of the Woodlands Estate area near the Canyon Meadows Golf Course. This wonderful family home features spacious rooms, and an amazing floor plan where everyone can spread out and have their own space. There have been updates done in this well cared for home, and places where you can personalize and make it your own. There are 3 good-sized bedrooms upstairs and the primary bedroom features a beautiful updated ensuite as well as a view of the gorgeous backyard. On the main floor the large kitchen opens up to the good sized dining room with doors that lead out on to the spacious deck and backyard. The living room features hardwood floors and a bow window overlooking the front garden. This home features 2 stairways leading to the lower level, very handy when entering from the backyard. There is a large family room area on the third level with a beautiful wood-burning fireplace with a gas log lighter, and built-in bookcase cabinets, as well as fourth good sized bedroom, adjacent 2 piece bath and laundry room. The lower level offers tons of storage, a workbench area, and a great open area that can serve as a hobby room, or workout space. There is also a beautiful sauna to enjoy! The peaceful backyard has fruit trees, stunning rose bushes, and mature trees, offering loads of privacy. The location can't be beat, close to schools, the community centre with an outdoor rink and ball diamond, Fish Creek park (a couple of blocks away) and



great access to shopping, pubs, and Stony Trail.

Built in 1980

Essential Information

MLS® #	A2157373
Price	\$650,000
Sold Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	12432 17 Street Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4E3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Gas Log, Mantle, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Street Lighting, Rectangular Lot
Roof	Cedar Shake
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	August 26th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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