

\$899,900 - 44 Woodgrove Crescent Sw, Calgary

MLS® #A2162625

\$899,900

4 Bedroom, 3.00 Bathroom, 2,456 sqft

Residential on 0.17 Acres

Woodlands, Calgary, Alberta

Rare opportunity! One-of-a-kind property backing onto the 8th hole green of the Canyon Meadows Golf & Country Club! Welcome to 44 Woodgrove Crescent SW in Woodlands Estates of SW Calgary! Nestled on an oversized, east-facing, pie-shaped lot, this distinctive residence offers a rare blend of elegance and tranquility. Boasting 2,456 square feet of above-grade living space, this home features 4 bedrooms (including a convenient main floor bedroom), and 3 full bathrooms. The thoughtfully designed layout includes a seamless connection to the outdoors, with a two-tier deck extending from the living room/breakfast nook, offering both sunlit and shaded/covered areas to enjoy the surrounding views of the golf course, and a balcony off the primary bedroom providing an additional private retreat to enjoy the incredible views. Other noteworthy features here include: ample parking with an oversized double attached garage (drywalled and insulated) and long front driveway, newer asphalt shingles (approx. 6 years old), main floor laundry room (with sink and storage), wood burning fireplace, 2 furnaces, and newer hot water tank (2017). The unfinished basement, spanning 1,524 square feet, presents significant potential for future development, with several windows, secondary washer and dryer hookups and a rough-in for an additional wood-burning fireplace. Meticulously maintained and reflecting true pride of ownership, this residence is ideally located just



minutes from local shopping and retail amenities. Properties of this caliber are rare and highly sought after—don't miss your opportunity to own this exceptional home.

Built in 1979

Essential Information

MLS® #	A2162625
Price	\$899,900
Sold Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,456
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	44 Woodgrove Crescent Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3Z1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Secured, Side By Side

Interior

Interior Features	Ceiling Fan(s), French Door, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Other, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, On Golf Course, Pie Shaped Lot, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 9th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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