

# \$689,900 - 75 Woodglen Road Sw, Calgary

MLS® #A2167038

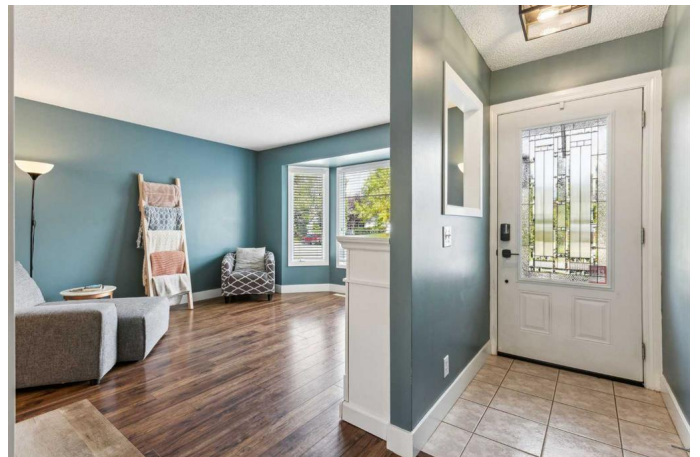
**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

This is the one you have been waiting for! Before entering the front door, you will fall in love with this fully developed 4-bedroom, 3-bathroom, 4-level Split with over 2,500 SF of living space - perfectly situated on a beautifully landscaped oversized corner lot in the heart of Woodbine. What will impress you most is the Central Air, modern finishes & lighting, great floorplan and absolute ton of Natural Light - in every room, and on every level of this amazing home. And we haven't even started on the backyard yet! Bragging rights begin here in this outdoor spa oasis with a large composite patio (with gas line) and stairs leading down to a stone landing & hot tub - all surrounded by newly installed professional-grade zero-maintenance turf. All this is nestled between mature trees and flower beds. Now for the home itself. Great main floor living and dining space, as well as a large sunny Kitchen with tons of counter space and storage, all anchored around a large center island. Upstairs you will find a large primary bedroom with a walk-in closet and 3-piece en-suite, additional 2 good-sized bedrooms and a 4-piece main bathroom. The lower levels feature a large family/entertainment room with Gas Fireplace, a separate Office/Den, another 4-piece Bathroom & 4th Bedroom. Utility Room, Laundry and Mudroom leading to the Double (insulated & heated) Garage finish this level. Close to Transit, Schools, Shopping & a short walk to Fish Creek Provincial Park. Book your showing Today!



Built in 1981

## Essential Information

MLS® #	A2167038
Price	\$689,900
Sold Price	\$683,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,370
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

## Community Information

Address	75 Woodglen Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4N8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Reverse Pie Shaped Lot
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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