

# \$699,900 - 676 Woodsworth Road Se, Calgary

MLS® #A2175335

**\$699,900**

3 Bedroom, 3.00 Bathroom, 1,117 sqft  
Residential on 0.12 Acres

Willow Park, Calgary, Alberta

Beautifully updated, move-in ready home on a quiet tree-lined street in the tranquil golf side community of Willow Park. Soaring trees and a modernized exterior provide a welcoming first impression. The charming front patio entices peaceful morning coffees watching the sunrise. Inside is the perfect sanctuary for any busy family. Grand vaulted wood-beamed ceilings and gleaming hardwood floors adorn the open floor plan with oversized windows that stream in natural light. The living room is a relaxing escape that is also perfect for entertaining with clear sightlines into the casually elegant dining room. Culinary adventures await in the stylish, well laid out kitchen featuring stainless steel appliances, a plethora of rich cabinetry and a large centre island with breakfast bar seating. Those same beautiful hardwood floors continue onto the upper level. Retreat at the end of the day to the primary bedroom complete with its own private ensuite, no more stumbling down the hall in the middle of the night! Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Gather around the quaint wood-burning stove in the lower level family room and connect over engaging movies and games nights. Laundry and a 3-piece bathroom are also conveniently on this level. A ton more versatile space is found in the rec room in the finished basement. Easily divide this massive room with furniture to create zones for work, play, study, fitness and more. A flex room with



built-ins is the perfect hide out for hobbyists and tinkerers or even a quietly tucked away home office. The sunny west-facing backyard is a true oasis with a 2-tiered deck and a large patio encouraging casual barbeques and time spent unwinding while kids and pets play in the grassy yard. An oversized single detached garage further adds to your comfort. This exceptional home is situated in a highly sought-after neighbourhood within walking distance to schools, several parks, the Willow Park Golf and Country Club, Southcentre Mall, The Trico Centre and more plus Fish Creek is mere moments away. Just a 5 minute drive to the LRT Station and easy access to major thoroughfares for a quick and easy commute. The always popular Sue Higgins Off-Leash Dog Park is a stones throw away too. Truly an outstanding location for this spectacular home!

Built in 1965

### **Essential Information**

MLS® #	A2175335
Price	\$699,900
Sold Price	\$707,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,117
Acres	0.12
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address                      676 Woodsworth Road Se

Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 1M8

### Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 1st, 2024
Date Sold	November 6th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	eXp Realty
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