



## 68 Woodglen Close Calgary Alberta

\$559,900

OPEN HOUSE SEP.230-430pm,Please enjoy the 3D tour of this charming house!Located on a serene cul-de-sac street, this beautiful 4-bedroom, 3-bathroom WITH ILLEGAL WALKOUT SUITE 4-level split home offers a generous amount of living space with a fantastic layout. The bright living room welcomes you with a sunny bay window and a cozy wood-burning fireplace. The adjacent kitchen boasts plenty of beautiful cupboards and flows seamlessly into a bright dining area, perfect for family meals. Upstairs, you'll find two spacious bedrooms and a 4-piece bath. The fully finished WALKOUTbasement features its own kitchen, two bedrooms, a bathroom, and a washer/dryer with a separate entrance, making it ideal for young adults, guests, or as a rental suite. Enjoy the west-facing backyard, which includes a large deck that's perfect for summer gatherings and outdoor fun. NEW ROOF 2024, Newly Flooring(2020), Kithchen appliances(2020), The home is situated on a quiet street with a playground just half a block away, perfect for families with children. This fantastic location is close to all amenities, including schools, parks, Southcentre Shopping Mall, and the innovative new retail center at Buffalo Run. It's within walking distance of an elementary and junior high school, just a 7-minute drive to Dr. E.P. Scarlett High School, a 10-minute drive to Costco, and only 40 minutes to the mountains. Enjoy quick and easy access to Macleod Trail and the Southwest Ring Road.Book your private showing today!  
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Bedroom 9.67 Ft x 13.33 Ft  
Recreational, Games room 14.67 Ft x 23.67 Ft  
Bedroom 7.75 Ft x 13.00 Ft  
Kitchen 6.75 Ft x 10.25 Ft  
3pc Bathroom .00 Ft x .00 Ft  
3pc Bathroom .00 Ft x .00 Ft

Dining room 7.58 Ft x 10.33 Ft  
Primary Bedroom 10.67 Ft x 12.33 Ft  
Kitchen 11.83 Ft x 10.83 Ft  
Bedroom 8.33 Ft x 12.33 Ft  
Living room 14.58 Ft x 14.50 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



See

**Mirror**

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