



# 185 Woodridge Drive Calgary Alberta

\$549,900

PRICE REDUCED!!! \*\*OPEN HOUSE SATURDAY AND SUNDAY 1-4 DECEMBER 9/10!\*\* BEAUTIFUL END UNIT townhome located in the serene complex of Woodlands on the Park! Located in the community of Woodlands, which backs directly onto Fish Creek Provincial Park where you will have access to hundreds of endless pathway systems! Featuring a double attached garage, hardwood floors, gas fireplace & soaring vaulted ceilings, you'll be happy to call this place home. The spacious foyer opens to the main level where you will come across a living room with a corner fireplace that adds so much warmth to the space. You'll also find a formal dining area which provides the perfect space for hosting family dinners. Moving onto the well-appointed kitchen which offers a ton of cupboard space, newer appliances including a built-in stove top, microwave & oven, along with an eat-in breakfast nook. You'll be surprised by the amount of sunlight in the kitchen from the 3 windows & a bountiful network of pot lights overhead. The upper level offers the sleeping quarters which includes the oversized primary bedroom and boasts a full 4 pc. ensuite bathroom. A second bedroom & full bathroom complete the top floor. The basement has been fully finished & offers a functional area to meet all your needs - complete with a laundry room, flex room, family room & rec room. The attached garage provides a heated & secure spot for vehicles or storage, with additional driveway space for visitors. The treelined backyard offers a private oversized deck, perfect for enjoying sunny days. Exterior of the home has been recently completed with Hardy Board wrap & asphalt roof. Well managed complex with fantastic neighbours... need I say more?! Get in touch today and don't miss out on this affordable place to call home! (id:6769)

Laundry room 11.42 Ft x 12.83 Ft

Storage 6.25 Ft x 8.50 Ft

Recreational, Games room 18.17 Ft x 9.33 Ft

Other 12.33 Ft x 8.33 Ft

Family room 14.50 Ft x 12.33 Ft

Kitchen 13.50 Ft x 14.50 Ft

Living room 19.17 Ft x 10.75 Ft

Other 8.00 Ft x 8.08 Ft

2pc Bathroom 4.83 Ft x 6.58 Ft

Primary Bedroom 25.25 Ft x 11.58 Ft

4pc Bathroom 5.33 Ft x 10.08 Ft

4pc Bathroom 10.08 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Dining room 9.92 Ft x 12.42 Ft

Bedroom 10.42 Ft x 11.25 Ft