



# 275 Woodridge Drive Calgary Alberta

\$629,000

Nestled in the tranquil heart of Woodlands, this charming two-story townhouse condo , attached only on one side, offers OVER 2100 SQUARE FEET ON TWO LEVELS and has a UNIQUE blend of comfort, style, and privacy. A true hidden gem, this meticulously cared-for home has been lovingly maintained by its owner, with a sense of warmth and character. The owner spared no expense when they did a large renovation to the home; adding an extra window and changing the configuration of the room which made it much more open. The sunny office with cathedral ceiling was added giving more square footage to this home. A PRIVATE BALCONY looking into Fish Creek was also added to the PRIMARY bedroom retreat. The large lower living room touts a 9 foot ceiling enhancing the southwest views. TO GIVE ADDED ROOM IN THE UPSTAIRS DEN subsequent work was done, a CUSTOM SKYLIGHT WAS ADDED and additional office space was gained. At the same time the front bedroom upstairs was extended giving EXTRA SQUARE FOOTAGE compared to other units that have sold in this complex. Inside, you'll find a newly renovated interior kitchen featuring CUSTOM CABINETS with two floor to ceiling pull out pantries, two lazy susans and two corner pullout shelves for small appliances. The cook in the house will enjoy two spice cabinets on either side of the stove. All cabinets below the counter consist of drawers with full extension glides for easy access. A favourite addition to this home is a custom plant window featuring two shelves over the kitchen sink. Imagine waking up to the serene sounds of nature from your PRIVATE BALCONY overlooking FISH CREEK PARK off your Primary Bedroom. This room has a cozy seating area to overlook the beautiful fall leaves. It's perfect for enjoying morning coffee, afternoon relaxation, or evening Aurora viewing. - This spacious oasis has a walk in closet, 5 piece ensuite with HEATED FLO...

- Other 9.92 Ft x 7.25 Ft
- Other 6.17 Ft x 7.83 Ft
- 5pc Bathroom 8.67 Ft x 11.92 Ft
- Office 11.67 Ft x 11.25 Ft
- 4pc Bathroom 8.75 Ft x 5.00 Ft

- Laundry room .00 Ft x .00 Ft
- Recreational, Games room 9.75 Ft x 8.17 Ft
- Other 4.67 Ft x 27.67 Ft
- 2pc Bathroom 3.50 Ft x 7.58 Ft
- Den 11.00 Ft x 11.42 Ft

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Listing Presented By:



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CIR

REALTY

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Bedroom 12.25 Ft x 15.17 Ft  
Primary Bedroom 13.17 Ft x 11.92 Ft  
Storage 8.75 Ft x 5.17 Ft  
Family room 21.08 Ft x 11.08 Ft  
Other 7.75 Ft x 11.17 Ft

Dining room 12.33 Ft x 11.58 Ft  
Kitchen 9.50 Ft x 19.83 Ft  
Other 5.75 Ft x 19.25 Ft  
Other 3.75 Ft x 9.17 Ft