



# 1004 Woodview Crescent Calgary Alberta

\$534,900

PRICE DECREASE -- BEST VALUE IN SOUTH CALGARY! OPEN HOUSE OCT 12, 11 am - 1 pm. Welcome to this BRIGHT and CHARMING home in the heart of Woodlands. WALKING DISTANCE to groceries and the many amenities of Woodbine Square, with nearby dog parks, courts, fields and bike paths, only MINUTES to Fish Creek, you'll love how easy it is to stay active. You won't believe how QUIET it is on this interior street. Driving up, you'll notice the ample parking space, south facing for easier snow clearing, featuring a doublewide parking pad and a full RV pad. Entering in, you're greeted by the stone fireplace and sunny living room, perfect for cozy nights by the fire, opening onto the dining area. Stepping through into the kitchen, you'll love the full size windows showing off the lush green yard and large deck. The kitchen features full size, solid wood cabinets and granite countertops. A handy powder room is tucked in near the back door, also updated with oak and granite. Upstairs, the full length doors really stand out. The primary is large enough for your king bed and boasts a walk-in closet. The main bath continues the trend of timeless updates. Two more bedrooms round out the upper, with plenty of leafy foliage to keep heat down in summer. The basement offers a large flex room, under stair storage, and an bedroom/office next to the 3 piece bathroom. To top it off, you'll love the friendly neighbours and small town vibe. Book your showing now! (id:6769)

Family room 14.50 Ft x 10.50 Ft  
 Other 6.58 Ft x 5.67 Ft  
 Bedroom 10.83 Ft x 9.75 Ft  
 3pc Bathroom Measurements not available  
 Other 5.33 Ft x 4.08 Ft  
 Living room 16.00 Ft x 11.50 Ft  
 Dining room 11.67 Ft x 8.33 Ft

Other 14.58 Ft x 10.17 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 15.17 Ft x 10.00 Ft  
 Bedroom 9.50 Ft x 9.50 Ft  
 Bedroom 9.50 Ft x 9.00 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
 CIR Realty

<https://burrellrealestate.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca