



## 1016 Woodview Crescent Calgary Alberta

\$519,800

Welcome to your new home in the family-friendly community of Woodlands, located just steps away from the breathtaking Fish Creek Park! This spacious and versatile 3-bedroom, 2-bathroom home is perfect for growing families or those seeking extra space. The main floor boasts a bright, open-concept living area, featuring a large living room, modern kitchen, and cozy eating nook—ideal for everyday living and entertaining. Upstairs, you'll find two generous, sun-filled bedrooms along with a 4-piece bathroom. The third level offers a charming flex room with a wood-burning fireplace, perfect for a home office or kids' playroom. There's also a third bedroom and a convenient 3-piece bathroom. The fourth level provides additional space for a home gym or recreational area, along with plenty of storage to keep everything organized. Plus, with a new furnace installed in 2019, you can enjoy year-round comfort and efficiency. Step outside to the large deck, perfect for summer barbecues, and a spacious yard ideal for play and relaxation. Best of all, your new home is only a short walk from Fish Creek Park, offering endless opportunities for outdoor adventures and nature walks. Conveniently located within walking distance to the local supermarket, pharmacy and one of Calgary's best bakery cafes, as well as being located close to public transit access. This home truly has everything your family needs in a warm, welcoming community—don't miss out on this exceptional opportunity! (id:6769)

Primary Bedroom 12.17 Ft x 10.50 Ft

Bedroom 12.17 Ft x 8.25 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Office 16.17 Ft x 10.08 Ft

Bedroom 9.08 Ft x 7.50 Ft

3pc Bathroom 8.50 Ft x 4.25 Ft

Laundry room 14.67 Ft x 6.83 Ft

Storage 10.33 Ft x 4.17 Ft

Recreational, Games room 22.42 Ft x 13.50 Ft

Storage 3.92 Ft x 2.92 Ft

Living room 15.00 Ft x 14.50 Ft

Dining room 10.33 Ft x 10.25 Ft

Kitchen 10.08 Ft x 8.92 Ft

Listing Presented By:



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