



## 12419 17 Street Calgary Alberta

\$679,900

Lovingly cared for home in Woodlands Estates , very quiet location , tucked away in the far corner of the neighborhood and only steps from Fish Creek Park , Canyon Meadows Golf course , walking distance to Woodlands Elementary school . The 1800 sq.ft home sits on an impressive 128.5 ft deep by 57.8 ft wide lot with equally impressive landscaping and decking . This bright and inviting home has plenty of updates including a high-end Metal Roof , Newer Windows , Leaf Filter system on the north side , The west facing backyard has new composite decking and plenty of outdoor living space along with newer perimeter fencing which enhances the private yard . The immaculately maintained interior of the home offers 3 generous sized bedrooms on the upper level including a spacious primary suite with a 3 piece ensuite .The main bathroom has been updated and has heated floors ) .The main level offers a den / office / bedroom option and a discreetly tucked away main floor laundry room . This desirable floor plan has a spacious kitchen with plenty of counterspace , newer appliances , cozy eating nook which flows seamlessly to the large open family room with feature gas fireplace . There is a spacious living room and full size dining room with 2 accented glass privacy doors to allow quiet conversation when needed . The lower level is bright and spacious with a large family room , and a full sized storage area / utility room . The oversized double attached garage ( almost 24 ft x 21 ft ) and a newly cemented driveway and walkway completes this lovely home . True pride of ownership is evident throughout this home . (id:6769)

Primary Bedroom 12.42 Ft x 11.92 Ft

Bedroom 10.00 Ft x 8.92 Ft

Bedroom 13.25 Ft x 9.00 Ft

3pc Bathroom 8.00 Ft x 5.58 Ft

4pc Bathroom 7.92 Ft x 5.67 Ft

Family room 21.25 Ft x 20.42 Ft

Storage 25.17 Ft x 20.25 Ft

Living room 16.67 Ft x 11.50 Ft

Dining room 11.17 Ft x 8.58 Ft

Kitchen 12.75 Ft x 12.75 Ft

Other 8.08 Ft x 5.58 Ft

Family room 20.50 Ft x 13.08 Ft

Den 9.83 Ft x 9.75 Ft

Laundry room 7.08 Ft x 3.58 Ft

2pc Bathroom 4.75 Ft x 3.75 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)