



## 16 Woodglen Close Calgary Alberta

\$615,000

4 BEDROOMS | 3 BATHROOMS | OVER 2,100 SQFT OF LIVING SPACE | PARKSIDE LOCATION | OVERSIZED SINGLE GARAGE + RV PARKING Welcome to this beautifully updated bungalow, perfectly situated in the highly desirable community of Woodbine. Freshly painted and thoughtfully refreshed with new appliances, updated lighting fixtures, and a newer garage door with opener, this charming home is move-in ready for its next owners. Step inside to a spacious foyer that opens into a bright living room, complete with gleaming hardwood floors and a cozy wood-burning fireplace with gas starter -- the perfect space to relax or entertain. The adjoining kitchen offers a generous dining area bathed in natural light from large windows, creating a warm and inviting atmosphere for family meals or gatherings. The main level features a primary bedroom with its own 3-piece ensuite, along with two additional well-sized bedrooms and a full 4-piece bathroom. The fully finished basement expands your living space with a large recreation room -- ideal for movie nights, a games room, or even a home gym. A fourth bedroom and additional 3-piece bathroom complete the lower level. Situated next to a park with no neighbours to the east, this property offers added privacy and tranquility. Enjoy everything Woodbine has to offer, with nearby parks, playgrounds, schools, and easy access to Fish Creek Park's scenic walking paths. Don't miss your chance to call this wonderful property home -- book your showing today! (id:6769)

3pc Bathroom 8.00 Ft x 7.58 Ft

Other 4.08 Ft x 2.83 Ft

Bedroom 12.50 Ft x 8.67 Ft

Recreational, Games room 25.50 Ft x 15.08 Ft

Cold room 10.75 Ft x 5.33 Ft

Storage 8.00 Ft x 7.00 Ft

Furnace 13.08 Ft x 13.83 Ft

3pc Bathroom 5.08 Ft x 7.33 Ft

4pc Bathroom 6.67 Ft x 7.42 Ft

Bedroom 11.17 Ft x 9.25 Ft

Bedroom 10.58 Ft x 10.00 Ft

Dining room 11.33 Ft x 7.42 Ft

Foyer 6.08 Ft x 7.58 Ft

Kitchen 11.17 Ft x 8.58 Ft

Living room 12.25 Ft x 17.42 Ft

Primary Bedroom 12.33 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.facebook.com/BrianReynoldsRealEstate>



**Real Estate Professionals Inc.**

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

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