



## 21 Woodglen Crescent Calgary Alberta

\$575,000

\*\*\*OPEN HOUSE SUNDAY, FEB 2ND 11:00AM - 1:00PM\*\*\* Well-maintained 3 bedroom home with numerous upgrades, a south-facing backyard and an outstanding location within walking distance to schools, parks, amenities, transit and Fish Creek Park. Perched on a quiet street in the established community of Woodbine. Inside this quiet sanctuary is a ton of room for your family to grow with over 1,700 sq. ft. of developed space plus the added benefits of a new furnace and a new heat pump for cooling. Promoting relaxation is the inviting living room with hardwood floors, oversized bayed windows and a wood-burning fireplace creating a welcoming atmosphere. Clear sightlines into the dining room are perfect for entertaining. White and neutral, the kitchen inspires culinary adventures with loads of cabinets, a stainless steel fridge and dishwasher and a massive south-facing window streaming in seemingly endless natural light while simultaneously granting backyard views to keep an eye on the kiddos. The powder room is directly off of the rear door for a quick clean-up upon entry. Those beautiful hardwood floors continue onto the upper level. All 3 bedrooms are spacious and bright, the primary includes a large walk-in closet and the 4-piece bathroom has been stylishly updated. Gather in the huge rec room in the basement with loads of additional space for media, work, play, hobbies and more. Spend the warmer months barbequing and unwinding on the expansive deck in the sunny south backyard which is privately fenced and nestled behind the double detached garage. This prime Woodbine location is chalked full of great amenities, beautiful parks, several schools and extensive pathways that travel throughout this charming neighbourhood and into tranquil Fish Creek Park. Mere minutes to Stoney Trail and Costco too. This exceptional home in an unsurpassable location is definitely a must see! (...)

Recreational, Games room 17.83 Ft x 16.33 Ft  
Furnace 18.42 Ft x 15.67 Ft  
Living room/Dining room 19.17 Ft x 21.83 Ft  
Kitchen 11.92 Ft x 10.00 Ft  
2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.25 Ft x 10.42 Ft  
Other 5.58 Ft x 6.83 Ft  
Bedroom 9.08 Ft x 14.75 Ft  
Bedroom 9.75 Ft x 10.00 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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