



2224 Woodview Drive Calgary Alberta

\$569,900

Steps from Fish Creek Park this 3 bedroom/2 bathroom home has freshly painted walls, new carpet in the bedrooms, updated kitchen, new LED lighting and sits on a large private lot. With newer windows(2017), roof (approx 2011) and mid efficient furnace(2006) the home and its main components are solid. Set back from the roadway with the detached garage in front, this unique configuration along with mature trees provides a surprising amount of privacy from surrounding homes. The spacious entryway leads to the first of two main floor living spaces, featuring a vaulted ceilings and large south facing window overlooking the expansive front yard. The eat in kitchen provides a large pantry, stainless steel appliances, plenty of cabinet and counter space along with room for a large table. The second living space is highlighted by a wood burning fireplace and French doors leading to the side yard complete with a deck and concrete patio blocks perfect for a hot tub. Down the hall there is a full bathroom, 3 bedrooms including the spacious primary with its own private ensuite bathroom. The separate entrance at the rear of the home provides access to the stairs leading to the untouched basement which has never been developed, so it's a fresh starting point for future development. The homes layout is ideal for those wanting to add a basement suite(subject to city approval). The double detached garage is fully insulated with a tall ceiling and electrical sub panel. Located in the heart of Woodlands surrounded by neighbourhood amenities, it's a short walk to convenience stores, pubs, schools, grocery stores, not to mention Fish Creek Provincial park is just a few blocks away. With the addition of the Costco and Shops at Buffalo Run located along nearby Stoney Trail, the community is a true gem that anyone would be lucky to call home. (id:6769)

2pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft
 Bedroom 11.58 Ft x 9.42 Ft
 Bedroom 11.58 Ft x 9.83 Ft

Primary Bedroom 11.75 Ft x 13.33 Ft
 Family room 12.58 Ft x 15.42 Ft
 Eat in kitchen 11.33 Ft x 15.42 Ft
 Living room 13.08 Ft x 15.42 Ft

Listing Presented By:



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