



# 36 Woodmeadow Close Calgary Alberta

\$695,000

Offering over 3500 SqFt of Living Area, this lovely villa-style Bungalow offers a perfect blend of comfort, independent living & a Maintenance-Free lifestyle in a prime location - tucked away in quiet surroundings & backing onto the Canyon Meadows Golf Course. The main floor has an expansive Open Concept layout with soaring Vaulted Ceilings and a Skylight. Gleaming Hardwood Floors highlight the seamless flow between the living, dining, and kitchen areas, creating an inviting atmosphere which is ideal for hosting gatherings and entertaining friends and family. The Gas Fireplace in the Living Room creates a warm ambiance. The bright & open Kitchen has a large Island with raised breakfast bar, a cozy eating nook area, an abundance of cupboards & a convenient corner pantry for all your essentials and appliances. Direct access to the large, newly completed deck (with a BBQ gas line) provides an ideal space for hosting dinner parties or enjoying a quiet morning coffee. The spacious Primary Bedroom boasts vaulted ceilings, large windows, walk-in closet, a 5 piece ensuite bathroom with a relaxing soaker tub, double vanity, separate shower & natural Light from a Skylight. The 2nd main floor bedroom can be customized to suit your preference - whether utilized as a bedroom, guest room, home office, reading or TV room, this versatile space allows for privacy and flexibility. A 4 pc bathroom and an additional closet are conveniently located across from the 2nd bedroom, and there is a 2pc bathroom for guest use just outside the primary bedroom. Everything you need is on the main level, including MAIN LEVEL LAUNDRY with sink & cupboards, and a mud room with additional closets just off the Garage. The Lower Level offers possibilities for entertaining, relaxing or accommodating guests with an oversized rec room, a convenient wet bar, office area, 2 additional bedrooms (non-egre...

3pc Bathroom 8.08 Ft x 7.92 Ft

Other 5.75 Ft x 5.92 Ft

Bedroom 18.33 Ft x 12.58 Ft

Bedroom 12.33 Ft x 17.25 Ft

Office 12.83 Ft x 11.00 Ft

Recreational, Games room 23.08 Ft x 27.17 Ft

5pc Bathroom 9.08 Ft x 15.58 Ft

Bedroom 11.08 Ft x 11.58 Ft

Breakfast 9.42 Ft x 5.75 Ft

Bedroom 9.17 Ft x 9.50 Ft

Dining room 16.92 Ft x 19.17 Ft

Kitchen 9.42 Ft x 18.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Storage 15.00 Ft x 15.50 Ft  
Furnace 18.50 Ft x 18.83 Ft  
2pc Bathroom 4.92 Ft x 4.50 Ft  
4pc Bathroom 4.92 Ft x 7.58 Ft

Laundry room 5.67 Ft x 18.67 Ft  
Living room 14.00 Ft x 26.17 Ft  
Primary Bedroom 12.33 Ft x 21.25 Ft