



12536 17 Street Calgary Alberta

\$550,000

SPACIOUS FLOORPLAN | PARKLIKE SETTING | AMAZING RENO POTENTIAL Welcome to 12536 17 St SW, a beautifully appointed 3 -bedroom, 2 and 1/2 bathroom home nestled in the serene and highly sought-after community of Woodlands backing The Canyon Meadows Golf and Country Club. This stunning property offers over 2,150 sq ft of finished living space, plus an undeveloped basement. Step into the grand foyer with a side office that sets the tone for the rest of the home. The heart of the home is the kitchen, featuring stainless steel appliances, quartz countertops, custom wood cabinetry, and a work island -- ideal for cooking family meals. The kitchen is formally separated from the large and airy living room, complete with a cozy fireplace and large windows allowing natural light. Adjacent to the kitchen, the formal dining area provides an elegant space for hosting dinners parties and special occasions. The upper level is a true retreat. The spacious primary suite features a walk-in closet and an oversized ensuite with a soaking tub, dual vanities, and a glass- enclosed shower--your personal oasis for relaxation. 2 additional generously sized bedrooms share a well-appointed full bathroom. Step outside to the backyard with detailed brickwork complimenting the estate drive. The attached double garage provides ample space for vehicles and storage. Located in the tranquil community of Woodlands, this home offers easy access to Fish Creek Park, South Center Mall, and major roadways. About half of the homes in the complex have undertaken beautiful and thoughtful renovations, with massive kitchen expansions and full main floor reconfigurations. Ask your agent for details from the listing agent. Enjoy the perfect balance of suburban tranquility and urban convenience. Make this exceptional property your new home and experience the best of South Calgary living. (id:6769)

- 4pc Bathroom 9.92 Ft x 5.00 Ft
- 5pc Bathroom 8.83 Ft x 17.17 Ft
- Bedroom 13.50 Ft x 15.75 Ft
- Bedroom 12.50 Ft x 15.75 Ft
- Primary Bedroom 18.17 Ft x 14.75 Ft
- 2pc Bathroom 5.25 Ft x 5.42 Ft

- Breakfast 10.42 Ft x 12.08 Ft
- Dining room 13.83 Ft x 10.75 Ft
- Kitchen 11.00 Ft x 14.75 Ft
- Laundry room 5.25 Ft x 2.42 Ft
- Living room 26.25 Ft x 19.00 Ft

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

Listing Presented By:



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