



32 Woodgrove Crescent Calgary Alberta

\$1,250,000

Some homes are about features. This one is about how you live. At 32 Woodgrove Crescent, your backyard isn't another fence line. It's Fish Creek Provincial Park, one of the largest urban parks in North America. Morning walks turn into trail runs. Evenings end with light filtering through the trees. The seasons change in front of you, not on a screen. Homes backing directly onto Fish Creek have proven to hold and grow value over time, regardless of market cycles. This is exactly what people mean when they say to buy the right kind of real estate for long-term appreciation. Custom built in 1987 by Mailott Homes, a builder that has spent over 50 years quietly setting the standard for build quality in Calgary. Known for building \$3-5 million homes, Mailott brought that same level of care and craftsmanship here. The result is a house that was built once, built properly, and built to last. The floor plan was ahead of its time. The original woodwork carries warmth and character you simply can't recreate today. The composite Hardie-style exterior from the era remains in excellent condition, not because it's trendy, but because it was chosen to endure. Light pours in from the back of the home, pulling the park into your everyday life and giving the main living spaces a calm, grounded feel. Upstairs is designed for real family living. Three genuinely large bedrooms give everyone room to grow. The primary is oversized and quiet, with an ensuite that offers exceptional potential to create something truly special. Two additional large bedrooms share a full bathroom, keeping the layout practical and family-first. One of the most compelling spaces is the bonus room, where a Juliet balcony opens to sweeping views of Fish Creek. A spiral staircase leads to a loft overlooking the park entirely. It's the kind of space that evolves with your life -- a home office, a playroom, a teen r...

4pc Bathroom 9.50 Ft x 4.83 Ft

5pc Bathroom 13.92 Ft x 9.58 Ft

Bedroom 13.25 Ft x 11.75 Ft

Bedroom 13.25 Ft x 10.58 Ft

Den 12.00 Ft x 21.08 Ft

Primary Bedroom 14.08 Ft x 25.08 Ft

Bonus Room 12.00 Ft x 21.08 Ft

Storage 16.25 Ft x 6.75 Ft

Wine Cellar 9.25 Ft x 7.75 Ft

3pc Bathroom 9.42 Ft x 5.17 Ft

Breakfast 12.00 Ft x 7.75 Ft

Dining room 13.17 Ft x 13.25 Ft

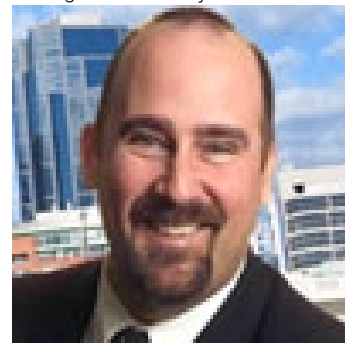
Family room 14.00 Ft x 23.42 Ft

Kitchen 12.00 Ft x 9.08 Ft

Laundry room 9.25 Ft x 9.50 Ft

Living room 13.17 Ft x 17.25 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca