



Golf Course



40 Wood Crescent Calgary Alberta

\$1,400,000

Beautifully renovated two-storey split backing directly onto Canyon Meadows Golf Course, situated on a large private lot over 10,000 sq ft. This spacious home offers an impressive layout with 5 1/2 bathrooms, 5 bedrooms plus a den/office, a heated garage studio (illegal suite) with kitchenette and bathroom, and a side entrance to a fully finished basement with kitchenette (illegal suite), one bedroom and a den. The front living room features soaring ceilings and a dramatic fireplace feature wall, creating a bright and inviting space filled with natural light. The main level also includes a formal dining area and a comfortable family room, ideal for everyday living and entertaining. The renovated kitchen is a standout feature, showcasing rich cabinetry, stainless steel appliances, tile backsplash, and a large central island with granite countertops and seating. The kitchen provides excellent storage and workspace while overlooking the main living areas. Upstairs you will find three spacious bedrooms, including a large primary retreat with a private balcony overlooking Canyon Meadows Golf Course. The upstairs bathrooms have been beautifully renovated with modern tile, glass showers, and double vanities, creating a bright spa-like feel. The main floor also includes a fourth bedroom with full bathroom and cheater ensuite access, ideal for guests or multi-generational living. The home offers three separate washer and dryer sets, providing excellent convenience for larger households or separate living spaces. The fully developed basement includes a separate side entrance and a kitchenette (illegal suite) along with one bedroom and a den that could function as an additional bedroom. A unique feature of the property is the heated garage studio with its own laundry, kitchenette, and private 3-piece bathroom (illegal suite), offering flexible space for guests, extended family, or ...

Listing Presented By:



Originally Listed by:
2% Realty

<http://www.donwong.ca/>

RE/MAX Realty Professionals

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

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

- Kitchen 10.50 Ft x 12.83 Ft
- Bedroom 11.50 Ft x 14.33 Ft
- Bedroom 15.33 Ft x 13.25 Ft
- 3pc Bathroom 11.58 Ft x 5.00 Ft
- Living room 17.58 Ft x 11.92 Ft
- Kitchen 12.75 Ft x 16.75 Ft
- Dining room 12.67 Ft x 12.17 Ft
- Laundry room 6.83 Ft x 6.58 Ft
- Bonus Room 20.75 Ft x 6.83 Ft

- Recreational, Games room 12.83 Ft x 18.67 Ft
- Other 19.67 Ft x 11.17 Ft
- Bedroom 10.25 Ft x 8.92 Ft
- 2pc Bathroom 4.08 Ft x 4.83 Ft
- 3pc Bathroom 8.25 Ft x 10.00 Ft
- 3pc Bathroom 5.58 Ft x 6.17 Ft
- Primary Bedroom 15.92 Ft x 13.92 Ft
- Bedroom 11.58 Ft x 13.83 Ft
- Bedroom 12.75 Ft x 9.92 Ft

