

1004 Woodview Crescent SW
Calgary, Alberta

MLS # A2162928



\$575,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,251 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Drive Through, Oversized, Parking Pad, RV Access/Parking, Tandem		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Gentle Sloping, Rectangular Lot, Treed, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this BRIGHT and beautiful home located on one of the most CHARMING and QUIET streets in Calgary. WALKING DISTANCE to groceries and the many amenities of Woodbine Square, with nearby dog park, courts and playing fields, and only MINUTES to Fish Creek, you'll love the convenience and thrive in an active lifestyle. Driving up, you'll notice the ample parking space, facing sunny south for easy snow clearing, featuring a doublewide parking pad and a full RV pad, perfect for a rear garage driveway. Entering in, you're greeted by the stone fireplace and sunny living room, perfect for cozy nights by the fire, opening onto the dining area. Stepping through into the kitchen, you'll love the full size windows showing off the lush green yard and large deck. The kitchen features full size, solid wood cabinets and granite countertops. A handy powder room is tucked in near the back door, also updated with oak and granite. Upstairs, the full length doors really stand out. The primary is large enough for your king bed and boasts a walk-in closet. The main bath continues the trend of timeless updates. Two more bedrooms round out the upper, with plenty of leafy foliage to keep heat down in summer. The basement offers a large flex room, under stair storage, and an office ready for your finishing touches or to convert to a bedroom. To top it off, you'll love the friendly neighbours and small town vibe. Book your showing now!