

33, 185 Woodridge Drive SW
Calgary, Alberta

MLS # A2180104



\$575,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating: Electric, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 615

Basement: Finished, Full

LLD: -

Exterior: Brick, Composite Siding, Wood Frame

Zoning: M-CG

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Open Floorplan

Inclusions: n/a

Welcome to Woodlands on the Park, one of Calgary's best kept secrets! The complex is situated backing to Fish Creek Park with all it's wonderful walking pathways, trees, ravines and access to nature. This complex has recently undergone many exterior renovations including brand new Can-Exel composite siding, asphalt roof shingles, soft metals - eaves troughs - soffits - downspouts and paved asphalt roads. This well cared for end unit has had many updates over the years, the bright white kitchen is the center of this home and a great place to spend time, cooking, eating & socializing. The main floor has a vaulted ceiling creating a spacious area leading to the family room with a wood burning fireplace, dining room and sliding patio doors to the backyard deck. Upstairs you'll find bedrooms + 2 full baths, the primary bedroom has a special sitting/reading area in addition to the walk-in closet and 4 piece en suite. The basement is set up perfectly for guests and would make an excellent private living area for other family members or friends, includes a living room, bedroom & bathroom. There is a Murphy Bed in the basement living area that stays with the home. High Efficient furnace 2020. Just a 10 minute drive to the new SW Costco and also South Centre Mall, easy access to Stoney Trail. Come and see it soon!