

331 Woodside Circle SW
Calgary, Alberta

MLS # A2202354



\$650,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,291 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Aluminum Shelf in Utility room

This updated bungalow features 4 bedrooms and 3 full bathrooms, including the primary bedroom with a walk-in closet and a full ensuite bathroom, a rare find for homes of this era! The main floor has been renovated with newer windows, kitchen cabinets, bathrooms and luxury vinyl plank flooring. The basement has been recently redeveloped and includes a bedroom (note: window may not be egress), a new full bathroom, a large recreation area, and a versatile flex space that could easily be converted into another bedroom or home office. The basement also offers plenty of storage in both the laundry/utility room and a separate storage room. Over the years, all major updates have been made to the home, including the roof, soffits, all windows, the front porch, and an amazing patio in the backyard. The large backyard is perfect for barbecues and is spacious enough to accommodate a future garage off the back lane. Also included in the sale is an oversized custom shed providing lots of additional storage. Woodlands is a quiet neighbourhood, and this home is within a 5-minute walk to Fish Creek Provincial Park, great schools, Woodbine Square (which features Safeway, Shoppers Drug Mart, Tim Hortons, and more), and offers quick access to Stoney Trail as well as the Tsuut'ina Costco and shopping area.