

11 Woodglen Crescent SW
Calgary, Alberta**MLS # A2215194****\$610,000**

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|------------------|---|---------------|-------------------|
| Division: | Woodbine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,521 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Street Lighting | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows | | |

Inclusions: laundry sink

Beautiful home nestled in the heart of Woodbine... a community filled with paths , parks, and mature trees, and a variety of amenities. This picture perfect home boasts PRIDE OF OWNERSHIP both inside and out. The neat and tidy front yard and stunning perennial garden will steal your heart in the summertime and offers a true prelude on what is to come as soon as you step inside the home. Greet family and friend at the spacious front entrance that is filled with natural light. The front sitting room offers an area to relax with a tea or wine and catch up with friends. A large dining space is the perfect place to host family dinners. Step through to the dining nook, kitchen, and comfortable family room.... the true heart of the home where memories are made. The kitchen offers quartz counters , plenty of storage space, and a charming window over the sink. Upstairs you will find 3 good sized bedrooms. The primary boasts 2 closets, and a 4 piece bathroom . A second full family bathroom upstairs is the perfect addition to complete the functional floorplan of this home. The lower level offers a huge living space, perfect for movie nights, a gym space, a hobby space, or perhaps a 4th bedroom. The large storage/ utility room offers so much storage- a rare find in todays home. With almost 2100 sq feet of living space, 3 bedrooms, 2 full baths, 2 half baths, AND 3 living rooms, you will be able to settle into this home for many years. Step out into the west facing back yard to the 20x22 double car garage - a fully fenced yard, beautiful patio stones, and a storage shed. Many updates over the years including all NEWER WINDOWS AND DOORS. You will truly love the attention to detail the owners have put forth over the last 34 years in this home. Woodbine offers not only a beautiful family community - but a true outdoor enthusiasts lifestyle. Close to Fish Creek Park, golf, rec

centres and so much more.