

# **\$675,000 - 412 Woodglen Place Sw, Calgary**

MLS® #A2211901

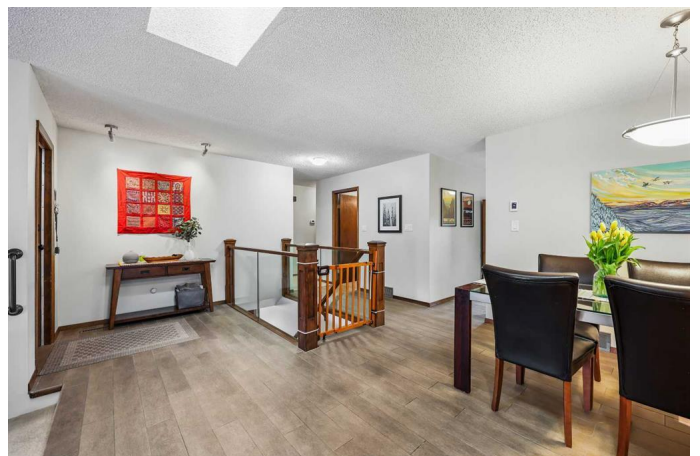
**\$675,000**

3 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

WONDERFUL, Family Home is ready for the Next Family to Love and Cherish. Located in a Great Cul-de-sac in Highly Desired Woodbine, this BRIGHT Home exudes WARMTH & CHARACTER. Fantastic Upgrades are CENTRAL AIR-CONDITIONING, HEATED TILE FLOORS in Ensuite, Main Bathroom & Kitchen, QUARTZ COUNTERTOPS in Kitchen & Bathroom. A SKYLIGHT bathes the SPACIOUS Foyer and Dining Room in Natural Light. GORGEOUS BRICK-FACED GAS FIREPLACE Highlights the SPACIOUS Living Room that Features a VAULTED CEILING. QUARTZ COUNTERTOPS, Stainless Steel Appliances & BREAKFAST BAR in the Kitchen which opens up to the COZY MAIN FLOOR FAMILY ROOM with direct access to a Two-Tiered Deck in the Sunny South-Facing Backyard. Primary Bedroom comes with Two Closets & a 3 Piece Ensuite. The Lower Level of the Home offers so Many Options for Additional Living and Recreational Space - Games Room with Pool Table, Main Lower Family Area with a Great Bar Area - Built-in Cabinets and Counter Space. Ample Storage Space is included in the Utility Room and Storage Room. FANTASTIC LOCATION within Walking Distance to Shopping and Just Minutes to Fish Creek Park as well as all the Wonderful Shopping the Tsuut'ina District offers along Stoney Trail. Easy Access to the Mountains and More! GREAT HOME, GREAT COMMUNITY & GREAT LOCATION!



Built in 1980

## Essential Information

MLS® #	A2211901
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	412 Woodglen Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4P4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Natural Woodwork, No Smoking Home, Quartz Counters, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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