



GRASSROOTS
REALTY GROUP

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**23, 275 Woodridge Drive SW
Calgary, Alberta**

MLS # A2243212



\$569,500

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,917 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 632
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Soaking Tub		

Inclusions: N/A

ESTATE SALE - Executor is exceptionally realistic and priced accordingly. VACANT and available for IMMEDIATE POSSESSION ---Woodridge Estates executive townhome overlooking Fish Creek Park.Ideal location for this Beautifull home surrounded by mature trees. Breathtaking views of mountains and ravine from patio and balcony. Huge private west deck - 12' x 23', with patio sliders from breakfast nook and living room - great for summer entertaining. Woodburning fireplace in family room, hardwood flooring in kitchen, foyer, dining room and breakfast nook. Double height grand foyer leads to den/media room with built-in shelving. Full basement development with games room and 3rd bedroom (n/c). Newer furnace and hot water tank have been replaced from original. Carpeting and paint/paper decor may need some updating to match your current taste and personal choice for many future years of peaceful and happy living is this most desired SW location. The one and only home available so don't miss out …. easy to view …. Call your favourite realtor and be the first to view before it’s sold or has competing offers !