



GRASSROOTS
REALTY GROUP

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22 Wood Crescent SW
Calgary, Alberta

MLS # A2243556



\$579,900

Division:	Woodlands		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 669
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions:	N/A
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Fancy a country life feel in the city WITHOUT the commute? The current owner hand picked this home in 1989 and she is now willing to let it become yours! Tucked away in Woodlands on a quiet residential street with a southern exposure back yard overlooking a green space - and then the Canyon Meadows Golf course - without any errant golf balls! A very nice plan with oodles of potential for the next owner of 36 years. Good size principal areas on the open plan main floor with finished onsite oak hardwood floors, a gas fireplace and sliding patio doors to a private backyard. The large renovated (Merit) kitchen including a new lighting package - ceiling and undercabinet - has a centre island with a Jenn Air cook top, lots of cupboard space and large eating nook. Upstairs is a huge primary bedroom with a 5 piece ensuite and sliding glass doors to the south facing private serene view. The second bedroom with its own 4 piece bathroom allows for company with privacy. The adjoining loft is a great sitting or media area. Fully developed basement with a full bath and lots of storage. Central A/C, convenient main floor laundry and vacuum system. Double attached garage with a direct entrance to the home is spacious and convenient. The outside is (will be!) freshly painted and the inside is pristine clean. A well kept, managed complex with an involved and diligent Condo Board. All that's needed are new custodians!