



**GRASSROOTS**  
REALTY GROUP

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125 Woodglen Way SW  
Calgary, Alberta

MLS # A2249812



**\$514,900**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Woodbine                                                                    |        |                   |
| Type:     | Residential/Duplex                                                          |        |                   |
| Style:    | Attached-Side by Side, Bungalow                                             |        |                   |
| Size:     | 1,023 sq.ft.                                                                | Age:   | 1979 (46 yrs old) |
| Beds:     | 4                                                                           | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                      |        |                   |
| Lot Size: | 0.06 Acre                                                                   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular L |        |                   |

|             |                                      |            |      |
|-------------|--------------------------------------|------------|------|
| Heating:    | Exhaust Fan, Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Vinyl Plank                          | Sewer:     | -    |
| Roof:       | Asphalt Shingle                      | Condo Fee: | -    |
| Basement:   | Finished, Full                       | LLD:       | -    |
| Exterior:   | Brick, Vinyl Siding, Wood Frame      | Zoning:    | R-CG |
| Foundation: | Poured Concrete                      | Utilities: | -    |
| Features:   | Ceiling Fan(s)                       |            |      |

Inclusions: N/A

Welcome home to this well-maintained 4-bedroom home with a double-detached garage, no condo fees and numerous upgrades in the sought after Community of Woodbine. The front door greets you with an open plan concept main floor featuring a renovated kitchen, dining room, a primary bedroom, a 3-piece bath with a second bedroom and 3rd bedroom/den. The fully finished basement offers even more living space with a large rec room, 4th bedroom, and a full 4-piece bathroom—perfect for family, guests, or a home office. Enjoy the fully fenced low maintenance fenced backyard with direct access to the Rotary Mattamy Green Way Pathway. Within close proximity to Fish Creek Park and South Glenmore Park, walking distance to groceries, coffee shops, pubs & the brand-new Co-op just a 5-minute drive away. Don't miss out on this one. Recent Upgrades Include: -Main bathroom countertop and medicine cabinet replaced (Oct 2019) -Brand new windows installed (Jan 2020) -New high-efficiency hot water tank and furnace (Aug 2020) -New garage door motor and track (Feb 2023) -New vinyl flooring in basement (2025) -Fresh paint throughout the entire home (2025) -New chair rail, baseboards, and door casings in basement (2025) -Updated door casings throughout the home (2025) -New blinds (2025) -New door handles and hinges (2025) -New led pot lights (2025) Don't miss out on this one!!