



GRASSROOTS
REALTY GROUP

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256 Woodstock Place SW
Calgary, Alberta

MLS # A2251615



\$655,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Rectangular L		

Heating:	High Efficiency	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Storage, Wet Bar		

Inclusions: none

Okay, here it is, your chance to get into a large two story home, almost 2100 sq' plus a fully developed basement, and a home that is sitting on a quite street with many fine homes around it and not have to pay a exorbitant price for it. This is a very solid home with a excellent floor plan, large living and family room and the kitchen looks into the family room and out into the back yard with sliding patio doors onto the deck. Upstairs are 3 good sized bedrooms, the master especially is a very good size with a spacious dressing area with double closets and huge 5 piece ensuite with a jetted tub. The lower level is fully finished, family room and a bedroom big enough for your mother in law if you want. There are a total of 4 bathrooms in this home, main floor laundry with a separate entrance into the yard , wood burning fireplace in the family room and a large double attached garage. The yard has many trees and is quite private. Recent upgrdes include roofing and HE furnace.Woodlands is a excellent community with many fine parks, schools, shopping, transit close by and it is in walking/ biking distance to Fish Creek park and the many trails that abound there. Plus Stoney Trail is a short drive away and that gives you immediate access to all parts of our great city. Come and have a look.