



GRASSROOTS
REALTY GROUP

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40, 185 Woodridge Drive SW
Calgary, Alberta

MLS # A2253476



\$470,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,542 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, See Remarks, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Nestled in the highly sought-after Southwest, this beautiful Townhouse in Woodlands offers the perfect blend of nature and convenience. This stunning split-level home is surrounded by mature trees and lush green space, just steps from scenic pathways and the breathtaking views of Fish Creek Park. The main floor welcomes you with a spectacular family room featuring soaring ceilings, a cozy gas fireplace, and expansive windows that flood the space with natural light. Beautiful hardwood flooring enhances the warmth and elegance of the space. A patio door opens directly to your new private deck, creating the ideal setting for your very own outdoor oasis. Overlooking the living room, the traditional dining area flows seamlessly into the bright kitchen, thoughtfully designed with ample cabinetry, generous counter space, and a charming breakfast nook. Upstairs, you'll find two sun-filled, south-facing bedrooms and a full 4-piece bath, alongside a spacious primary suite complete with wall-to-wall closets and a private 3-piece ensuite. The partially finished lower level offers flexibility and function, including a laundry area, utility room, and abundant storage with an insulated crawl space. The attached garage provides secure parking, complemented by additional driveway space for guests or extra vehicles. Living at Woodlands means enjoying not only nature at your doorstep (just steps from Fish Creek Park) but also proximity to schools, shopping, Costco, public transit, and major amenities, with easy access to Stoney Trail. Welcome home! Welcome to Woodlands!