



GRASSROOTS
REALTY GROUP

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39 Woodgreen Drive SW
Calgary, Alberta

MLS # A2253838



\$824,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,257 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Level		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge and freezer in mechanical room, garage metal shelving units, garage wall mount storage racks, metal shelves in basement storage, murphy bed, ParaBody exercise machine, water filtration system

Numerous upgrades and a thoughtful family layout combine in this meticulously maintained Woodlands home offering 5 bedrooms (plus a convertible gym), 3.5 baths and a sun-filled south backyard oasis. Recent updates add comfort and peace of mind including central vac, water filtration, air conditioning (2024), high-efficiency furnace (2020), air purifier and newer windows. Hardwood floors flow across the inviting main level where a bayed living room bathed in natural light opens to the dining room under skylights and designer lighting, setting the stage for memorable gatherings. The beautifully updated kitchen features full height cabinetry, stainless steel appliances, a stone island with extra prep space, undermount sink and a built-in tech desk for staying connected while meals are prepared. A central breakfast nook welcomes casual family meals while the adjacent family room invites relaxation in front of the gas fireplace flanked built-ins. Patio sliders extend the living space outdoors, creating a seamless connection to the sunny backyard. A tucked away powder room completes the level. Upstairs, the private primary retreat boasts 2 floor-to-ceiling windows, a generous walk-in closet and a lavish ensuite with dual sinks and an oversized shower. 2 additional bedrooms and another full bathroom provide ample space for children and teens plus a gym on this level can easily be converted to 4th bedroom. The fully finished basement extends family living with a versatile rec room anchored by a cozy second fireplace, creating a warm setting for movie nights, game tournaments or simply gathering together. A built-in bar elevates entertaining during sporting events or celebrations, while 2 additional bedrooms provide comfortable space for teens, guests or a dedicated home office. A 3-piece bathroom adds everyday convenience and abundant storage keeps seasonal gear,

toys and household extras neatly organized. Outside, the south-facing backyard is designed for play and relaxation with an upper deck crowned by a pergola, an expansive lower deck for summer barbeques and a large grassy area where kids and pets can run free. Towering trees frame the landscaped setting creating a private retreat for all seasons. Families will appreciate the walkability to Fish Creek Park, local schools, playgrounds, and everyday amenities including Circle K, a neighborhood pub, and Woodbine Square with Safeway, Shoppers Drug Mart, and dining options. Stoney Trail, Costco, and quick routes to the inner-city add to the convenience, making this upgraded residence a complete package for a growing household.