



**GRASSROOTS**  
REALTY GROUP

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**29 Woodglen Crescent SW**  
**Calgary, Alberta**

**MLS # A2258605**



**\$599,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Sump Pump(s)		

**Inclusions:** Dishwasher, Dryer, Electric Oven, Refrigerator, Washer

Welcome to this spacious and well-maintained family home in the heart of Woodbine! As you step inside, you're greeted by a grand front living room with cathedral ceilings and large picture windows that flood the space with natural light. The open-concept kitchen connects seamlessly to the dining area and cozy family room, complete with a fireplace and sliding patio doors that lead out to a large tiered deck&mdash;perfect for entertaining. Upstairs, you'll find a private primary retreat featuring a full ensuite bathroom and a generous walk-in closet. Two additional spacious bedrooms and a 4-piece bathroom complete the upper level. The finished basement includes a flexible layout with a hobby room, flex space, laundry area, and ample storage. Recent updates include renovated upstairs bathrooms, new flooring, newer windows, and a brand-new roof. Enjoy the sunny south-facing backyard, thoughtfully landscaped for low maintenance. There's a 10x14 insulated shed offering abundant outdoor storage, plus double off-street parking. All of this on a quiet, family-friendly street within walking distance to schools, shopping, transit, and Fish Creek Park. With approximately +1,500 sq ft of above-grade living space, this home offers the perfect balance of size, function, and location. Don&rsquo;t miss this one!