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23, 275 Woodridge Drive SW Calgary, Alberta

MLS # A2262871



\$553,000

Division: Woodlands Residential/Duplex Type: Style: 2 Storey, Attached-Side by Side Size: 1,951 sq.ft. Age: 1981 (44 yrs old) **Beds:** Baths: 2 full / 2 half Garage: Double Garage Attached, Driveway, Insulated Lot Size: Lot Feat: Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: \$632 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Brick, Vinyl Siding DC (pre 1P2007) Foundation: **Utilities: Poured Concrete**

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Laminate Counters, No Animal Home, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Track Lighting

Inclusions: N/A

Set in one of Calgary's most peaceful & picturesque locations, this beautifully maintained home combines timeless character with thoughtful updates and an incredible setting—backing directly onto the vast beauty of Fish Creek Park. Step out your back door & into one of North America's largest urban parks, where walking & cycling trails weave through lush forest & open meadows. It's a rare lifestyle that blends nature's calm with the ease of city living! With the Ring Rd on your doorstep - get anywhere in minutes! Inside, you're welcomed by a bright double height grand foyer & warm hardwood floors that flow throughout the main level. The layout offers both function & comfort, featuring a formal dining space perfect for family gatherings or holidays. Opens up to a cozy sunken living room centered around a classic brick wood-burning fireplace. Large patio doors open to a large WEST-facing private deck, surrounded by mature trees that create privacy & offer year-round natural beauty. The kitchen offers a practical layout with ample cabinet space & a charming breakfast nook that also opens onto the tiered deck—ideal for quiet mornings or summer bbq's. A convenient two-piece bath completes this main level. The attached double garage offers secure parking & extra room for tools or equipment. Plus guests can park on the driveway! Upstairs, two generous bedrooms provide excellent separation & comfort. The primary retreat features a bright 5-piece ensuite w/dual sinks, a soaker tub, step-in shower & skylight flooding the room with natural light. A 4 piece bath, laundry area & open loft nook overlooking the vaulted living room - complete the upper floor. The lower level extends the living space - with a large recreation area, half bath & a substantial storage room for seasonal items or hobbies. Vacuflo.

privacy, or access to nature or amenities! Costco and other shopping options/services/restaurants/coffee shops - are mins away! With a double ATTACHED garage, driveway parking PLUS direct access to Fish Creek Park, it's an exceptional opportunity for anyone seeking tranquility, comfort & connection to the outdoors—all of this is vacant and move-in ready before the snow falls! Check out the 3D Tour or book a showing at this home today!

well-managed conventional condo complex, this property offers the convenience of low-maintenance living without sacrificing space,