



GRASSROOTS
REALTY GROUP

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123 Woodsman Lane SW
Calgary, Alberta

MLS # A2264163



\$415,000

Division:	Woodbine		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, See Remarks, Smart Home, Storage, Tankless Hot Water, Track Lighting, Vinyl Windows		
Inclusions:	Radon system with 10 year transferable warranty, hood fan		

ATTENTION: PRICE REDUCTION!

Welcome to the beautiful community of Woodbine! This stunning 2-bedroom plus loft end-unit townhouse has been completely renovated from top to bottom — truly move-in ready. Step inside through a brand-new front door into a bright, modern interior featuring a custom front closet, new paint throughout, and new windows with custom blinds (including Argon gas inserts in the south-facing patio doors and primary bedroom windows for improved energy efficiency, plus blackout blinds for restful nights). The chef-inspired kitchen boasts new cabinets, quartz countertops, Spanish tile backsplash, Blanco sink and faucet, and a custom pantry. Smart storage solutions include a ShelfGenie pull-out drawer system in the lower cupboards and a pull-out drawer under the sink in the main-floor powder room. Top-quality appliances include a new gas range and oven, fridge, dishwasher, and a reverse osmosis water filtration system. The main floor features beautiful German-engineered hardwood, while the staircase and upper level are finished with durable luxury vinyl plank flooring. You'll also find a new custom built closet and ceiling fan in the primary bedroom and upper landing, along with upgraded lighting throughout the home. This is a smart home, equipped with a Nest Doorbell, AirThings monitor, and a remote thermostat for modern comfort and convenience. Downstairs, enjoy the cozy finished basement featuring an oak bar with overhead wine rack, new bar faucet, and a welcoming recreation room perfect for movie nights or entertaining friends. Major system upgrades include a new high-efficiency furnace, tankless water heater, air conditioner, water softener, and radon mitigation system

— all with transferable warranties for peace of mind. Step outside to your new Fiberon deck and maintenance-free fenced backyard, perfect for summer evenings and weekend relaxation. This turnkey property is ready for you to move in and enjoy. Don’t wait — the seller is motivated, and all reasonable offers will be considered! Contact your favourite realtor today to book a viewing — this one won’t last long!