



GRASSROOTS
REALTY GROUP

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64 Woodstock Road SW
Calgary, Alberta

MLS # A2265054



\$795,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,423 sq.ft.	Age:	1983 (42 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE SUNDAY 19 AT 2:00-3:30 PM Welcome to this beautifully renovated bungalow located on a quiet street in the well-established community of Woodlands. With over 1,400 sq. ft. of living space on the main floor, this home offers the feel of a brand-new build combined with the charm of a mature neighborhood. Step inside to a bright and open-concept layout featuring brand new hardwood floors, a chef-inspired kitchen with all-new stainless steel appliances, and a massive island—perfect for entertaining family and friends. The spacious living room boasts a cozy fireplace, and the dining area is ideal for hosting gatherings. The main floor includes three generously sized bedrooms, including a primary suite with a private 3-piece ensuite. Large new windows throughout provide an abundance of natural light. Downstairs, the fully finished basement offers incredible versatility with a second kitchen (including an island), three additional bedrooms, a full laundry room, and plenty of living space. With the potential for a separate entrance, this home can easily be suited for rental or multigenerational living. Additional upgrades include a new furnace, hot water tank, and a large private deck—perfect for enjoying summer evenings. Whether you're a growing family or looking for investment potential, this home is a must-see.