



GRASSROOTS
REALTY GROUP

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34 Woodglen Crescent SW
Calgary, Alberta

MLS # A2274962



\$547,500

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	947 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

FINALLY-the Home that you have been LOOKING for! PRIDE in OWNERSHIP is reflected throughout this IMMACULATE home. You will be IMPRESSED by this home the moment you arrive. This UPDATED home is BRIGHT and CHEERY with plenty of natural light. The living room has a cozy FIREPLACE. The large kitchen features BLACK appliances GRANITE countertops and an EATING BAR and Dining area with a door that leads to your backyard complete with a large DECK. The upper level has 2 bedrooms and a full bathroom. The third level is FINISHED a large family/Rec room and another full bathroom. The lower level features a large den/ potential 3rd bedroom (the window would just need to be upgraded to egress) and plenty of storage. There is also a DOUBLE Detached GARAGE. Some of the recent upgrades include kitchen, bathrooms, flooring, etc.. AC 2 years , furnace 1 year, hot water tank 3 months, a new roof 5 years ago .Excellent location! Close to school, parks, including Fish Creek,shopping, transit and more. Don't miss out on this amazing home!