



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

35 Woodstock Road SW
Calgary, Alberta

MLS # A2280324



\$699,900

Division:	Woodlands		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,340 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Storage		

Inclusions: Curtain rods & drapes, TV & TV mount

A large portion of this home was renovated in 2023, and it's a genuinely functional family home in a location that's hard to beat. You're minutes to Fish Creek Park, Safeway, Costco, and there's a daycare just down the street. Add rare RV parking, an EV charger, and an oversized garage, and you've got everyday practicality covered. The real highlight is the backyard. With two oversized outdoor spaces, a large upper deck and a separate patio, you get multiple zones for entertaining, kids playing, or quiet evenings outside. There's also tons of green space, mature trees, and a fully fenced, south facing yard that stays bright and usable all day. Inside, vaulted living room ceilings and big windows bring in great natural light, with a stone surround fireplace anchoring the space. The kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and an eating nook that opens to the deck for easy indoor outdoor flow. Upstairs you'll find three bedrooms, all a great size for kids and guests. The basement is developed and adds even more flexibility with a fourth bedroom and a large entertainment room, complete with a 110 inch screen and 4K projector (available by separate agreement). The basement also has a roughed in bathroom, offering an opportunity to add a finished bath.