



GRASSROOTS
REALTY GROUP

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34 Woodglen Crescent SW
Calgary, Alberta

MLS # A2281090



\$539,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	947 sq.ft.	Age:	1981 (45 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 shines throughout this IMMACULATE and UPDATED home, sure to IMPRESS from the moment you arrive. BRIGHT and CHEERY with an abundance of natural light, the living room features a cozy FIREPLACE; perfect for everyday living. The large kitchen offers BLACK appliances, GRANITE countertops, and an EATING BAR, flowing into the Dining area with direct access to the backyard and large DECK; ideal for entertaining. The upper level features 2 bedrooms and a full bathroom, while the third level is FINISHED with a spacious family/Rec room and another full bathroom. The lower level includes a large den/potential 3rd bedroom (window upgrade to egress required) and ample storage. A DOUBLE Detached GARAGE completes the package. Recent updates include the kitchen, bathrooms, flooring, AC (2 years), furnace (1 year), hot water tank (3 months), and a new roof (5 years ago). Excellent location close to schools, parks (including Fish Creek), shopping, transit, and more. Don't miss this amazing opportunity!