



GRASSROOTS
REALTY GROUP

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16 Woodgate Close SW
Calgary, Alberta

MLS # A2281588



\$950,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,205 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Gazebo, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, Laminate Counters, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Hot Tub and gazebo		

One Block walk to Fish Creek Park! This beautifully updated and thoughtfully maintained 6 Bedroom home located in Woodlands Estates offering 2,770 square feet of well-designed living space and an exceptional indoor-outdoor lifestyle. From the moment you arrive, you'll appreciate the curb appeal created by a new wood front door with glass detailing, fully landscaped grounds, and a stunning perennial garden. Inside, the vaulted living room makes a striking first impression with exposed wood beams, abundant natural light, and a warm, inviting atmosphere. New triple-pane windows throughout the home enhance energy efficiency, comfort, and sound reduction. Recent updates include new metal railings on the staircase and new laminate flooring throughout, creating a cohesive and modern feel across all levels. The kitchen has been tastefully refreshed with newly painted cabinetry and updated countertops, offering both style and functionality for everyday living and entertaining. This versatile floor plan features three bedrooms plus a den on the upper level, one bedroom on the main floor, and one additional bedroom in the fully finished basement, along with an additional room ideal for a home office or storage. The basement is fully developed, providing flexible space for recreation, work, or relaxation. Major mechanical updates include a newer furnace, hot water tank, and air conditioning unit, offering peace of mind and year-round comfort. The rear yard is truly a private retreat with low-maintenance turf, a concrete patio, and a covered hot tub, perfect for entertaining or unwinding in any season. Fully landscaped front and back yards complete this exceptional property, ideally located one block from Fish Creek Provincial Park, a massive 13.48-kilometre urban park with extensive bike trails and pathways, close to Canyon Meadows Golf and Country Club, with quick

access to Stoney Trail, nearby Costco, South Centre Shopping and within walking distance to Woodland School. Work from home you will love the upstairs Office space with French doors. Call today for a private tour!