



GRASSROOTS
REALTY GROUP

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

22, 12625 24 Street SW
Calgary, Alberta

MLS # A2282385



\$419,900

Division:	Woodbine		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Guest		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Remote control blinds in the living room, Roller Blinds, Window Shutters, 2 Garage controls		

WELCOME to this UPGRADED, IMMACULATE 2 Storey Townhouse with MOUNTAIN VIEWS that has 1,304 Sq Ft of Developed Living Space + 642 Sq Ft of Undeveloped Living Space, 2 GOOD-SIZED Bedrooms, 2 Bathrooms, an attached DOUBLE Garage, w/a Fenced Yard in the Complex of 12625 Tiffany Lanes in the FAMILY-FRIENDLY Community of Woodbine!! It has GREAT Curb Appeal w/a Mature Tree + a Clean Fence that gives extra privacy as you walk up to the front Entrance. Enjoy the Spacious foyer as you're welcomed into the home w/FRESH + Neutral Paint throughout, leading into the LARGE + BRIGHT Living Room incl/HUGE South facing Windows allowing in NATURAL LIGHT, + a Ceiling Height of 15', giving it a SPACIOUS feel. The Wood-Burning STONE Fireplace makes it WARM + COZY whether you put up your feet after a long day, or sit and read a book. A PERFECT place to ENTERTAIN Guests w/the connected Dining Room, making entertaining effortless; GATHER w/FAMILY + FRIENDS around the table, making MEMORIES. The Kitchen has RICH Brown Cabinetry, Tiled Backsplash, Newer Countertop, + SS Appliances, making it easy to keep CLEAN, + look ORGANIZED. A private 2 pc bathroom is located past the kitchen, next to the entrance to the DOUBLE Attached Garage, IDEAL for winter parking!! Up the open staircase is the Primary Bedroom, a RELAXING RETREAT that has a LARGE closet + 4 pc EN-SUITE incl/a Soaker Tub to RELAX in while you get away from the Hustle & Bustle of the day. A 2nd 4 pc Bathroom sits next to the 2nd Good-sized bedroom. The Bonus Room is a GREAT space for an at Home Office, Playroom, or an additional Living Room!! Heading down to the unfinished Basement, to the left, STORAGE sits underneath the stairs, through the door is your Laundry

Room, Utility Room, + a blank canvas to create the space of your DREAMS!! Turn it into a Family Room where you can have Movie or Game Nights together, a Home Gym, or a Hobby Room!! With Recent MAJOR UPGRADES such as Fresh Paint (2026), Hot Water Heater (2025), Water Softener (2025), Windows on the southside (2024), Carpet (2023) - ensure this home is move-in ready with lasting peace of mind.VALUE for the \$\$\$\$. The FENCED Frontyard is an IDEAL place for kids and dogs to PLAY, + Dine on WARM SUMMER Evenings with an outdoor BBQ, or LOUNGE in a chair looking up at the starry sky. This Complex has AMPLE Visitor Parking and is located just moments away from the Bus Rapid Transit Route to Downtown, Costco in Buffalo Run, Schools, a Baseball Diamond, a Basketball Court, a Playground, Parks, + more. Fish Creek Provincial Park is close by w/Hiking Trails, Pathways, Scenic Picnic Spots, + NATURE for OUTDOOR ENTHUSIASTS. Woodbine has Woodcreek Community Association w/EVENTS such as Woodcreek on Wheels, Tween Dance Party, + Stampede Breakfast coming up. Easy Access to Anderson Rd, Stoney Tr, Tsuut'sina/Buffalo Run, + many AMENITIES. Book your viewing TODAY!!