



GRASSROOTS
REALTY GROUP

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32, 275 Woodridge Drive SW
Calgary, Alberta

MLS # A2284676



\$574,900

Division:	Woodlands		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	2,299 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public, See Remarks
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 728
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Skylight(s)		

Inclusions: REFRIGERATOR, DISHWASHER, WALL OVEN, COOK TOP, WASHER. DRYER

Fantastic opportunity to live in Woodridge Estates, ideally located in the established community of Woodlands and bordering Fish Creek Park. This spacious townhome features a pleasing and functional floor plan with 3 bedrooms and 3 bathrooms, a main-floor den, formal dining room, and a sunken living room filled with natural light. The renovated kitchen includes a breakfast nook and opens to a deck off both the living room and nook, perfect for enjoying the peaceful surroundings. Upstairs, the large primary bedroom offers a sitting area and a 5-piece ensuite, while the second bedroom provides generous space. The fully developed lower level includes a recreation room and a versatile flex room. Additional highlights include a double attached garage and an unbeatable location with direct access to Fish Creek Park's walking and biking paths. Conveniently close to shopping, Costco, and Stoney Trail, this home combines space, comfort, and an exceptional setting. A Great Place to Call Home