



**GRASSROOTS**  
REALTY GROUP

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**37, 12625 24 Street SW**  
**Calgary, Alberta**

**MLS # A2285097**



**\$480,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Guest		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 530
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Open Floorplan, Quartz Counters, Skylight(s), Storage		

**Inclusions:** Hood fan, 2 garage remotes, shelf in garage, work bench in garage, 3 TV's with wall mounts, gas insert with remote,

Welcome to your stunning townhouse in the highly sought-after Tiffany Lane! This exceptional residence offers over 1,933 square feet of well-designed living space across three levels of sophisticated modern interior. Step into a bright foyer that showcases a warm color palette complemented by abundant natural light with newer triple pane windows throughout and hard wood flooring, providing the perfect canvas for any decor style. The open-concept design allows for seamless transitions between daily life and high-end entertaining. The living room serves as a dramatic centerpiece with an impressive vaulted ceiling and a cozy glass insert fireplace featuring a stone facing. A culinary delight, the kitchen boasts extensive cabinetry, sleek quartz counters, newer stainless steel with gas stove, a contemporary backsplash with undermount lighting, and a unique butcher block breakfast bar with seating for two. Adjacent to this space sits a generous dining room capable of accommodating everything from intimate gatherings to large dinner parties. A convenient two-piece powder room completes the main level. The upper-level sanctuary features a serene primary retreat equipped with two stylish built-in closets and a luxurious three-piece ensuite featuring a walk-in shower. A second oversized bedroom and a beautifully appointed main bathroom offer plenty of space for family or guests. Highlighting the uniqueness of this specific property is a bright loft area with two skylights, a feature exclusive to this unit alone within the complex. This versatile space is ideal for a sun-drenched home office or a secondary family room. The fully finished basement provides a massive recreation room along with extensive storage options to keep your home organized. Outside, the living room views overlook a private front patio, offering an ideal secluded spot for summer BBQs and

soaking up this tranquil outdoor space. For parking and convenience, the home includes a double attached garage. Located in the desirable community of Woodbine, this property offers unparalleled access to Fish Creek Provincial Park, scenic walking paths, and vibrant green spaces. Residents enjoy a mature neighborhood atmosphere with quick access to Stoney Trail, nearby playgrounds, public transit, and premium shopping. A home of this caliber in such a premier complex will not last long. Book your private showing today!