



GRASSROOTS
REALTY GROUP

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

571 Woodside Place SW
Calgary, Alberta

MLS # A2286856



\$650,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,760 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, No Smoking Home		

Inclusions: Shed

Are you looking for a little more space to spread out? This 2-storey split home offers nearly 1,800 square feet above grade on over 6,500 square feet of land on a quiet CUL-DE-SAC! Being in the south end of the desirable neighbourhood of Woodlands means your access to the incredible Fish Creek Park is SO close by! The SW facing backyard is the perfect setting for family BBQs and has room for kids & pets to play. K-6 Woodlands School is in walking distance and K-6 St Jude is in neighbouring Woodbine. With Costco and all of the other shops at Buffalo Run, you never have to travel far to get what you need! Inside the home, you will find lovely hardwood flooring, front living room and huge dining area, kitchen overlooking the back yard, room for a kitchen table and a sunken family room with fireplace. You will love the unheated solarium for an extra space to enjoy all summer long or add a heater and make it a 4-season plant room, fitness area or amazing kids play space (which would add 200 square feet to your house size)! Main floor laundry & powder room add convenience. Upstairs you will find a primary suite with double-door entry, full ensuite bathroom and walk-in closet. Two kids bedrooms and full bath round out this level. The lower level has a large rec room with wood stove, a full bathroom and plenty of storage! Enjoy the convenience of a double front attached garage in this family home. This property is ready for your updating ideas and is the perfect place to call home. OPEN HOUSE MARCH 7 from 12-2