



**40 Woodglen Grove SW
Calgary, Alberta**

MLS # A2291744



\$539,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Welcome to Woodbine! This spacious two storey home is located on a quiet street, close to shopping, schools and Fish Creek Park. The traditional main floor plan features real hardwood floors. The formal living/dining room is the perfect place to entertain guests. Enjoy preparing meals in the kitchen equipped with stainless steel appliances and quartz counter tops. Relax at the end of the day in front of the wood burning fireplace in the family room. Upstairs, you will find three large bedrooms including a huge master bedroom with a three piece en suite and a walk in closet. The rec room in the lower level is perfect for the kids or to watch the game in. Rest easy knowing that the roof, furnace, and many windows have been replaced in the last 5 years. This home is perfect for the young family wanting to escape condo living and to have their own home. Do not miss it!!