



**28 Woodstock Way SW
Calgary, Alberta**

MLS # A2293726



\$634,900

Division:	Woodlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,056 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: Freezer in Basement, Shed in Backyard (and contents within shed), Security Camera and Accessories, Pool Table

OPEN HOUSE SATURDAY MAR 21 from 12-3 PM! Welcome to 28 Woodstock Way SW, a beautifully maintained 4-level split located in the highly sought-after, established community of Woodlands. Offering over 2,000 sq ft of above ground living space, 5 bedrooms, and a double attached garage, this home delivers exceptional versatility for growing families and those seeking room to spread out. There's so much value here with several major updates over the years including the replacement of all windows, furnace (2022) and roof shingles (2015). Step inside to a bright and inviting main floor that boasts rich, luxurious natural hardwood flooring. This level features a generously sized living room with bay window, a well-appointed kitchen with ample prep space, granite counters, and a convenient pantry. There's a formal dining area and cozy breakfast nook, making this space perfect for everyday living and entertaining. The functional layout provides a seamless flow while still offering defined spaces for comfort and practicality. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat. You'll enjoy a massive 4-piece bathroom with an attractively renovated shower/tub, plenty of storage and counterspace (enough for his/her sinks). The lower level is completely above ground and offers a huge family room with a cozy, wood burning fireplace and walkout access to the backyard through the patio door. There's also an additional bedroom, perfect for guests or family members, a 3-piece bathroom, and dedicated laundry area. Need more space and flexibility? The fully developed basement provides a fantastic recreation room, another additional bedroom, rough-in for a wet bar, and extra storage space. Location is everything, and this home delivers. You are just minutes from Fish Creek Provincial Park, offering endless walking and

biking trails, as well as nearby playgrounds, and green spaces. Families will appreciate being steps away from BrightPath Child Care Center, and the close proximity to excellent schools, shopping/amenities at Woodbine Square, Southcentre Mall, Costco and the incredible Taza district! Quick access to Stoney Trail and Anderson Road makes commuting throughout the city simple and efficient. With its functional multi-level design, 5-bedroom layout, and unbeatable location, this property is a must-see!