



171 Woodridge Place SW
Calgary, Alberta

MLS # A2295163



\$825,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,783 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscap		

Heating:	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Storage		

Inclusions: none

BEAUTIFULLY RENOVATED, WELL MAINTAINED 2 storey split on a quiet cul-de-sac in a premier spot in desirable Woodlands! Situated on a large, private lot (over 6300 sq ft) this home is located in a fantastic location - just a short walk down a path to Fish Creek Park, close to schools, shopping, transit and the ring road. The home offers over 2300 sq ft of developed living space with 4 bedrooms (one on the main floor that could be used as an office or den), 2 four piece bathrooms on the upper level and a two piece bathroom on the main level. The main floor was tastefully upgraded in 2023 with luxury vinyl plank flooring and a gorgeous spacious kitchen featuring a massive island, new refrigerator, new beverage fridge, new dishwasher & a classic Viking gas range. A well thought out floor plan provides perfect spaces for entertaining in either the kitchen, expansive main living room or in the cozy lower family room complete with a wood fireplace (which has a heatilator insert with an optional fan that can heat the home) & garden doors opening up onto the spacious deck & lovely back garden. A mudroom/laundry room which holds the stacked washer and dryer completes this level. The second level has hardwood throughout its 3 bedrooms. The primary bedroom has lots of storage with closet organizers and has a 4 piece ensuite. The other 2 bedrooms are spacious with one having a murphy bed for flexibility. The lower level offers an expansive recreation room and a separate storage area. There is a new hot water tank (2022), hook up for a Kinetico system, humidifier and water softner. The oversized heated double garage (with work bench!) is situated facing the street and is at the end of a side driveway that can accommodate extra vehicles. New shingles for the garage were installed in 2024. This home is a perfect blend of style, space and

functionality and is move in ready. Rarely do homes with renovations of this kind come on the market in this desired community!