



**36 Woodglen Rise SW
Calgary, Alberta**

MLS # A2296510



\$559,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Woodbine | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,228 sq.ft. | Age: | 1982 (44 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

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|--------------------|------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s) | | |

Inclusions: garden shed, gazebo, BBQ & accessories, patio table , chairs & cushions, hammock, 2 side tables

OPEN HOUSE Sat / Sun 1:00 - 4:00 pm Welcome to this well maintained 4 level split home with over 1980 sq ft of living space. Upon entry, the open concept main level showcases beautiful hardwood floors in the living and dining room with vaulted ceiling that add to the grandeur and an abundance of windows and skylight allowing lots of natural light. A spacious kitchen with a second eating area has patio doors leading you out to a big front and side decks that are great for BBQing and entertaining. The hardwood continues upstairs down the hallway and into the 3 spacious bedrooms. The master bedroom has a 4 piece ensuite and another 4 piece bathroom on the upper level. On the 3rd level gather in the family room in front of the gas fireplace for game night or dancing on the corner dance floor. This level is also home to another room for your home office/play area/recreation space or guest room with a 2 piece washroom and sink area. This room gives you easy access to the back deck and yard. Fully fenced backyard has lots of room to play and relax whether lounging or entertaining on the deck or playing in the yard. The fourth lower level is developed with another room with 2 large south facing windows great for a home office. There's laundry area and access to the attached garage on this level. As well as a huge crawl space for storage. Upgrades include: furnace (2008), windows (2014), metal roof 50 yr warranty (2008), R50 insulation (2012), deck (2009), poly-b removed (2010), fireplace gas insert (2008), skylight (2014), leaf guards (2023). Woodbine is a great community with great schools. Easy access to Stoney Tr, Fish Creek Park, Costco and close to local amenities and schools, a great place to call home!