



38, 12625 24 Street SW
Calgary, Alberta

MLS # A2296579



\$485,000

Division:	Woodbine		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Many Trees, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s)		

Inclusions: N/A

*PLEASE NOTE OPEN HOUSE HAS BEEN CANCELLED*Experience this rare opportunity to live in TIFFANY LANE, the highly desirable and unique townhome complex that captures and creates the charm and serenity of a mountain retreat in the city—right in the heart of the vibrant community of Woodbine! This exceptional home is a private sanctuary, offering over 1,920 square feet of beautifully renovated living space across three levels, blending tranquillity, modern luxury and convenience. Step into the bright, inviting foyer that opens to the warm, open-concept main floor, filled with natural light and rich, wide-plank hardwood flooring. The stunning vaulted ceiling living room, anchored by a cozy Napoleon gas fireplace, creates the perfect setting for both entertaining and relaxing evenings at home. The gourmet kitchen features abundant cabinetry, granite countertops, stainless steel appliances, under-cabinet lighting, and a sit-down breakfast bar with additional storage. A spacious dining room easily accommodates both everyday living and larger gatherings. Upstairs, the luxurious primary suite offers a peaceful retreat with dual closets and a stylish three-piece ensuite. The second oversized bedroom and the full bathroom with a soaker tub provide ample space for family or guests. The large loft is ideal for a home office or an additional lounge area. Triple-pane windows on the upper level offer enhanced energy efficiency, added comfort, and quiet living. The fully developed basement expands the living space with a large recreation room—perfect for a home gym, media room, or guest space—along with excellent storage. Outside, enjoy the private, treed, fully fenced front patio surrounded by nature. Ideal for summer BBQs with a gas hookup and relaxing at the end of the day. A double attached garage adds everyday convenience, complete

with built-in storage. Ideally located just steps from the full amenities of Woodbine Square. Walk to Fish Creek Park - one of North America's largest urban parks with access to kilometres of scenic walking and biking trails. It is also close to transit and has easy access to Stony Trail. A fantastic opportunity you do not want to miss! Love where you live!