



**42 Woodmeadow Close SW
Calgary, Alberta**

MLS # A2301210



\$620,000

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,913 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, On Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 681
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Pool Table, Dart Board, Hot Tub (As-Is Condition), Dining Table, Office Desk

Look no further than this spacious Bungalow Villa backing directly onto Canyon Meadows Golf Course. If you are looking for a maintenance-free lifestyle with the ability to lock and leave, located in a private and serene cul-de-sac, this is the place for you! The well-run complex is nicely kept and fully landscaped with mature trees. When you enter the front door of the home, you will appreciate the soaring vaulted ceilings and abundance of natural light. The main floor features a private office, formal dining area, open kitchen with breakfast nook, all leading to the living room with corner gas fireplace. The main floor primary bedroom has a 5 piece ensuite with soaker tub, separate stand up shower, dual vanity and skylight for extra sunlight. There is also an oversized walk-in closet. The main floor also has a second bedroom, 4 piece bathroom and the convenience of main floor laundry room. The mudroom leads to an attached Double Car Garage. The lower level is an entertainer and sportsman's delight with rec room, bar, gorgeous pool table and dart board that are included. There is a third bedroom (non-egress window). Basement bathroom is awaiting your personal touch. The property has a new, expansive composite Deck in the backyard, complete with BBQ gas hookup. It is the perfect location to enjoy morning coffee or afternoon happy hour overlooking the golf course. Conveniently located with access to both nature and amenities - close to Fish Creek Park for walking, biking or fishing, as well as a shopping center, transit and easy access to major roadways like Stoney Trail and Anderson Rd. This is an ideal home for someone seeking the ease of bungalow living with no snow shoveling or lawn care worries! Enjoy the peace and tranquility of this beautifully located property.