



**139 Woodglen Grove SW  
Calgary, Alberta**

**MLS # A2304210**



**\$454,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 611
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** blinds, floating shelf in living room, floating shelf in master bedroom, 2 wall mounted shelves in garage, curtains (except blackout curtains in master bdrm.)

Woodbine&hellip;Secluded&hellip; Bright & Spacious&hellip; Attached Garage&hellip;.MOVE IN READY&hellip; Does this spark your interest? Odds are this is the condo you&rsquo;ve been looking for and thought you&rsquo;d never find! Offering over 1500 SF of developed living space this 2 bed 2 bath end-unit townhouse will wow you. You&rsquo;ll love the beautiful wood feature wall welcome you home, leading to the cozy living room with a stone fireplace, soaring vaulted ceiling and a sliding glass door to a fully fenced private yard with low maintenance land scaping. There is a full sized dining room for your big family gatherings&hellip; an amazing chef&rsquo;s dream kitchen featuring a huge island, stainless steel appliances, wall bar, pantry, and a wall of windows letting in the morning sun &ndash; you&rsquo;ll have a spot for all your small appliances and all your guests can hang out in the heart of your new home! The end-unit wall with bonus windows fills the home with natural light as you head upstairs to the master suite of your dreams, an enormous getaway including a huge closet space. There&rsquo;s also an open loft living area offering terrific views to the west, a 4 piece bath and a second bedroom. The spacious single attached garage is longer than average allowing for storage. The lower level has a flex room that works equally well as a gym, office or project space. The separate laundry room shares the utility room and is complete with a utility sink and additional storage room. This well maintained and responsibly managed condo is the &lsquo;complete package&rsquo; and is located steps from the Woodbine Safeway and only minutes from Fish Creek Provincial Park, Buffalo Run Costco, the Max Yellow Bus, the Rotary Mattamy Greenway, and easy access to Stoney Trail. Exterior updates including paint were recently completed by the condo,

the condo is responsible for windows and doors, and allows dogs with approval.