



**68 Woodgreen Crescent SW  
Calgary, Alberta**

**MLS # A2140287**



**\$899,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,521 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this beautiful home in the desirable community of Woodlands. Upon entering, you are greeted by a welcoming foyer that leads to a bright and airy living room. The main floor features a spacious kitchen with an island, a generously sized dining room with a view of the backyard, and a cozy family room with a fireplace that opens to the rear brick patio. A hallway leads to a convenient half bath and laundry area. The upper floor boasts a large master bedroom with a walk-in closet and a 4-piece ensuite, along with four other well-sized bedrooms and another 4-piece bath. The finished basement includes an illegal suite with its own upgraded kitchen, a huge bedroom, a storage room, a full bath, and a spacious rec room. Enjoy easy access to Woodview Park and Woodlands School from the backyard door, and it's just a 5-minute walk to Fish Creek Provincial Park. This home offers plenty of space and functionality for a growing family, with close proximity to schools, parks, and all the amenities Woodlands has to offer. Don't miss the opportunity to make this lovely house your new home!