



**87 Woodglen Circle SW  
Calgary, Alberta**

**MLS # A2145838**



**\$825,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,125 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Insulated, Oversized, Plug-In		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Many Trees, See Rema		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Shed		

This immaculate, fully finished former show home has undergone extensive updates by its current owners, preserving its stunning natural charm. Tucked away in a serene setting, you'll discover a private waterfall, an expansive full-width deck, a BBQ area, and meticulously landscaped grounds that ensure complete seclusion. Situated on a peaceful street adjacent to a green belt, this home boasts delightful curb appeal. Step inside through elegant double front doors into a vaulted foyer that sets a welcoming tone. Spanning nearly 3000 square feet, the home is flooded with natural light through large windows, offering versatile living spaces. The centrally located, open-concept kitchen has been renovated to showcase quartz counters, high-end NEW stainless steel appliances, new lighting, an inviting eating bar, beverage fridge, full cabinet pantry, and a separate laundry/mudroom with access to the side yard and garage. The main floor features a front family room or home office, a formal dining room beside the foyer, and a living room with a wood-burning fireplace, wainscoting, and built-in bookshelves. A spacious dining nook overlooks the stunning outdoor oasis. Newly installed gorgeous vinyl flooring throughout much of the main floor, stairs, and upper floor ties the home together. Upstairs, you'll find four bedrooms, including a generously sized primary suite with a walk-in closet. The luxurious ensuite bathroom boasts a jetted soaker tub, dual sinks, and stone floors. Another updated full bathroom with shower/tub serves the remaining three large bedrooms, one of which is spacious enough to serve as a second primary suite with a step-in closet. The recently renovated basement adds versatility with a guest room, a beautifully updated full bathroom with glass shower, a full wet bar with a sink and wine fridge, a recreation or theatre room with a second fireplace, a study, a

cold pantry storage room, and a den with a walk-in closet &ndash; making it an exceptional lower level. The garage (21.1'X21.0') offers two pedestrian doors access, is insulated, 220V wired, extra height with built-in storage and has hot/cold water taps. For those who cherish privacy outdoors, the fully landscaped backyard is simply stunning, offering a retreat that feels far removed from the city. Updates and upgrades include beautiful new light fixtures, recent repainting, two newer furnaces, two air conditioning units, a 60-gallon hot water tank, new roof, brand new garage door, and home security features. Conveniently located just a short walk from shopping, schools, and Fish Creek Park, this home is a must-see residence!