



**52 Woodstock Way SW
Calgary, Alberta**

MLS # A2158099



\$750,000

Division:	Woodlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,772 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Many Trees, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)		
Inclusions:	Storage shed		

OPEN HOUSE Sunday, August 18th 1:00 - 4:00 PM In one word…SPECTACULAR!! This wonderful family home has undergone a complete renovation from top to bottom and they have outdone themselves. From the moment you enter, you will be impressed with the open concept, not normal in these older neighbourhoods. The main floor has a welcoming living room that moves you in to the dining area and then kitchen. This kitchen has a full stainless appliance package and tons of cabinetry for storage. The quartz counters gleam and allow for so much space to prepare family meals. And the home flows to allow for great interaction with your friends while entertaining, Down a few steps you will find a large family room with a beautiful marble faced gas fireplace to cozy up to in the cold snowy winter evenings. The adjoining den is perfect as a home office or as a quiet sanctuary away from the hustle of the day, and the convenient half bath is just around the corner! The upper level boasts a huge primary bedroom with a custom walk in closet featuring built-ins galore. The 3 piece ensuite is modern with a large stand alone shower. Two more spacious bedrooms and 4 piece bath complete this upper level. The finished basement features a massive rec room, perfect for all the games and play space your kids could possibly dream of. Plus there is an extra bedroom (stated as a bonus room in the RMS) , which is perfect for that hideaway that all growing kids crave. The back yard has a large multi level deck, perfect for entertaining and the yard is fenced so the kids can play safely. Close to schools, playgrounds, shopping, the walking paths in Fish Creek Park a mere 2.6 kms away, This home is bright, sparkling new and ready for its new family. All you have to do is unpack and enjoy! Don’t delay, it definitely won’t last long!

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