



GRASSROOTS

REALTY GROUP

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**67 Woodstock Road SW
Calgary, Alberta**

MLS # A2304479



\$650,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,833 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, No Back Lane, Rec		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Open House May 2nd from 11AM to 1PM! In the quiet, deep-rooted community of Woodlands, where the trees have had time to grow thick, and the sprawling wild of Fish Creek Provincial Park lies just a stone's throw away, sits a house that has known the steady rhythm of a single family since the nineteen-eighties. Standing firmly at 67 Woodstock Road SW, it offers 1,833 square feet of life above the earth, shaped over decades by hands that favoured quiet creativity over the plain or the ordinary, laying slate upon the floors and setting intricate mosaics with deliberate care. It does not mirror the sterile, gray trends of today, but it possesses something far rarer: a rugged, undeniable soul. Upon entry, the home breathes easily, opening into a formal living room beneath vaulted ceilings before stepping up to a raised, separate dining room - a dignified arrangement rarely built in these hurried times. Beyond this lies the kitchen and a breakfast nook that looks out onto the golden arc of the southern sun and a magical, terraced backyard built for a gardener, complete with an outdoor brick fireplace waiting for woodsmoke and quiet evenings. Inside, the kitchen opens freely to the family room, a space designed with purpose and heralded by a brick-faced, wood-burning fireplace of its own. The main floor continues to unfold with a dedicated bar, a large walk-in closet ready to swallow up heavy winter wear, and a two-piece bathroom just inside the door leading to the heated, attached garage. The stairs carry you up to three generous bedrooms, including a primary suite that offers a quiet retreat, complete with a solid three-piece ensuite bathroom, a walk-in closet, and a private balcony where one can stand and look out over the life of the yard below. A four-piece bathroom with a steam shower serves the remaining two bedrooms, rooms that have held the echoes of a

family growing up. Down below, the basement digs into the earth to provide a den or flex room, a secondary living space for recreation, another two-piece bathroom, and ample storage cabinets for the tools and keepsakes of a life well lived. Though the home stands empty now, ready to embrace a new vision, its bones have been well cared for, with an updated furnace, replaced windows, and the modern comfort of central air conditioning. An honest home, waiting patiently for the writing of its next chapter.