



**GRASSROOTS**

REALTY GROUP

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**119 Woodglen Grove SW  
Calgary, Alberta**

**MLS # A2304961**



**\$510,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, See Remarks		

**Inclusions:** Electric Fireplace in Basement

Welcome to this fantastic 3 bed/2.5 bath two storey family home, with loads of upgrades in the highly desirable & mature community of Woodbine! Entering into the welcoming home, you'll appreciate the large living room with soaring vaulted ceiling, cozy painted brick faced gas log wood fireplace, and large bay window bathing the room in natural light. A generous separate dining room can easily fit a large 6-8 person table, perfect for hosting large family gatherings. The kitchen features updated backsplash & hardware and an ample eat in area for breakfast in the morning. The mudroom area & updated powder room complete the main floor. Out in the backyard you'll love the new composite deck & metal railings (2022), newer fence (2022) and large grassy area, perfect for kids or fur babies to play. Upstairs, you'll find a good sized primary with large sunny window, generous closet with closet organizer and 3 pc ensuite for privacy. Two additional bedrooms featuring closet organizers and a fully renovated main 4 pc bath complete the upper floor. In the basement you'll appreciate a large family room that could be renovated into another bedroom & bath (rough-in is in closet), a good sized flex room and generous storage. This home has all the big ticket items already completed for buyers peace of mind: windows on main & upper (2017), roof (2021), furnace/AC/on demand hot water (Oct 2025). The mature family friendly community of Woodbine has it all! An easy walk to schools (both public & Catholic), various park & playgrounds, pickleball courts, Woodbine Square shopping centre with Safeway, Shoppers, the fantastic Patisserie du Soleil bakery & cafe plus various other shops & services. As well, Woodbine has two entrances to the stunning Fish Creek Provincial Park with it's access to hundreds of km's of pathways for biking/walking, Fish Creek itself and many spots for

picnics & roasting marshmallows over the fire pits, offering full nature at it's best right in the city. Commuting is easy, with the Max Bus running downtown or quick access to Stoney Trail making heading anywhere in the city or heading out to the mountains a breeze. Book your showing today!