



**12, 185 Woodridge Drive SW
Calgary, Alberta**

MLS # A2306074



\$575,000

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 630
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows, Wet Bar		
Inclusions:	None		

Join us for an OPEN HOUSE on Saturday, May 2, 2026, from 12–2 PM at #12, 185 Woodridge Drive SW! Where timeless design meets modern comfort, this beautifully renovated home offers maintenance-free living with an urban oasis feel and coveted views of Fish Creek Provincial Park. Perfectly positioned on the ridge, this property delivers both privacy and breathtaking natural surroundings rarely found in the city. Designed with entertaining in mind, the open-concept main floor centers around a grand oversized island and a stunning chef-inspired kitchen featuring newer appliances, a built-in wall oven and microwave, engineered hardwood flooring, quartz surfaces, and elegant 2020 renovations including knockdown ceilings and a stylish gas fireplace. The inviting living area opens to park views from the deck, ideal for seamless indoor-outdoor living, summer gatherings, or simply enjoying your morning coffee while taking in the scenery. After hosting guests, unwind in the cozy sitting area by the fireplace, perfectly positioned to capture the tranquil green space beyond. Upstairs, the spacious primary retreat offers exceptional closet space and storage, a well-appointed 3-piece ensuite, serene views, and a peaceful place to end your day. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level, making it ideal for families, professionals, or downsizers seeking comfort without compromise. The fully developed basement expands your living space with a large recreation room, an impressive wet bar complete with a beverage fridge, a beautifully updated bathroom, two versatile flex/hobby rooms perfect for a home office, gym, or guest space, and abundant storage throughout. This home has been extensively updated and meticulously maintained, including triple-pane windows (2023), a new garage door and motor, roof and

siding (2019), repaved complex roads (2022), and brand-new condo decking (October 2025). Additional highlights include main floor laundry, central vacuum system, regular duct cleanings, and thoughtful upgrades that provide peace of mind for years to come. Located in a well-run complex professionally managed by Simco Management, this exceptional property combines thoughtful renovations, generous living space, and an unbeatable setting. Whether you're looking to entertain, relax, or simply enjoy low-maintenance living surrounded by nature, this home truly offers the best of both worlds. These units don't come up often! So don't miss out and book your private showing today!