



GRASSROOTS

REALTY GROUP

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**71 Woodridge Close SW
Calgary, Alberta**

MLS # A2307237



\$1,499,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Other, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, See Remarks, Stone Counters, Storage, Wet Bar

Inclusions: n/a

OPEN HOUSE Saturday, May 2 | 2:30–4:30 PM. Wow! This exceptional estate home backing directly onto Fish Creek Provincial Park has been completely renovated and offers over 3,700 sq ft of total living space with mature trees, scenic pathways, privacy and year round park views. The main and upper levels showcase stunning white oak hardwood flooring throughout, beautiful curved drywall details, a turned hardwood railing/staircase, and a bright, open layout filled with natural light. The living room features expansive windows overlooking the park, a beautiful wood burning fireplace, impressive ceiling detail, and a striking stone surround. The renovated kitchen is both stylish and functional with custom cabinetry, high end appliances, modern lighting, Taj Mahal high end countertops, ample storage, and generous workspace, making it perfect for chefs, families, and entertaining. The dining and living areas flow seamlessly to the new deck, ideal for gatherings and enjoying Fish Creek views in every season. Upstairs offers spacious bedrooms, including a beautiful primary retreat with patio doors to a private deck overlooking the park, a massive walk in closet with room to comfortably change, and a renovated ensuite with added storage cabinetry, high-end European doors, a separate tub, glass shower, and peaceful park views. The additional bedrooms are all well sized and feature custom closets with beautiful veneers, custom hardware, and upgraded solid core doors, while the second upper bathroom offers a contemporary design with high end finishes. The main floor office is perfect for working from home or guest accommodation and includes custom built ins. The home also features a beautiful mudroom with extra storage, main floor laundry, new windows and doors, new garage door, roof shingle upgrades, plus a second laundry room downstairs. The fully

developed basement adds two good sized bedrooms, a fireplace, full bath, large gym area, and excellent storage. Step outside to a private backyard oasis with direct access to Fish Creek Park for walking, biking, and enjoying nature right from your yard. Located on a quiet, family friendly close, this home combines estate level living, extensive renovations, functional upgrades, and Calgary's most desirable natural backdrop that is a true legacy property for years to come. A Must to see and own, Call today !