



**112 Woodglen Road SW
Calgary, Alberta**

MLS # A2308841



\$609,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: na

Beautiful Fully Finished 2 Storey with 5 Bedrooms, 3.5 Bathrooms boasting over 2,600 sq ft of developed living space with Central A/C, plus a fully self-contained illegal basement suite with its own private side entrance, a full kitchen, a full bathroom, two additional bedrooms, and a separate washer/dryer. Upon entry, you are greeted by an elegant living and dining area with a soaring vaulted ceiling, creating a bright and airy first impression. Rich hardwood flooring flows throughout both the main and upper levels, adding warmth and a timeless, upscale feel. The renovated kitchen features rich cherry cabinetry and a generous oversized island, ideal for casual family meals and entertaining. Just off the kitchen is a convenient main floor laundry room with extra cabinet storage, a thoughtful and practical feature rarely found at this price point. The cozy family room provides the perfect spot for kids to play or relax while meals are being prepared. The upper level offers three spacious bedrooms, all with hardwood flooring, including a primary suite complete with a full 4-piece ensuite bath. The fully finished lower level impresses with larger-than-typical basement windows that flood the bedrooms with natural light, a rare find. The suite includes a large recreation room with wet bar, a full second kitchen, a full bathroom, and two generous bedrooms. A second set of washer/dryer adds to the suite's complete independence and convenience. Outside, enjoy two distinct outdoor living areas: a lovely deck off the back with generous under-deck storage perfect for keeping seasonal items, tools, and gear neatly tucked away, and a large concrete side patio/courtyard that serves as a fantastic additional gathering and entertaining space. The fully fenced backyard completes the package. This home has seen many important upgrades over the years and several updated windows.

This is a rare opportunity to own a versatile, move-in ready home. Make it yours today!