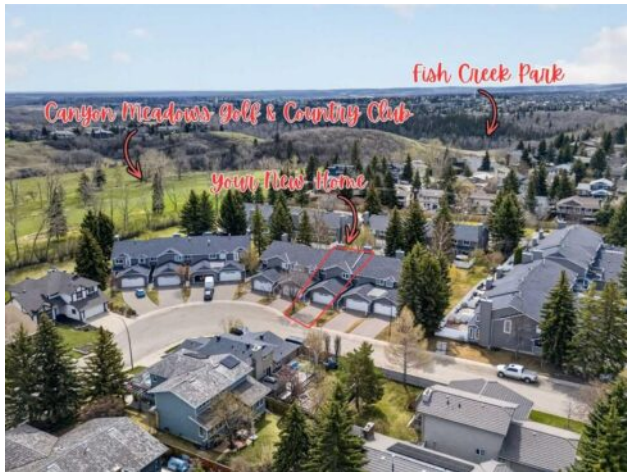




**12 Wood Crescent SW  
Calgary, Alberta**

**MLS # A2310040**



**\$685,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, On Golf Course		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 669
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Tucked away on a whisper quiet street in the highly sought after community of Woodlands, this fully developed two storey townhome offers the perfect balance of comfort, style, and low maintenance living. Backing onto a peaceful setting with no direct neighbours behind, this home delivers a rare sense of privacy while offering over 3,000 sq ft of beautifully developed living space designed for both everyday living and entertaining. From the moment you step inside, pride of ownership is immediately evident. Rich real hardwood flooring flows throughout the main living areas, while large windows flood the home with natural light. The heart of the home is the beautifully renovated kitchen, thoughtfully designed with both function and style in mind. Featuring an induction cooktop, built in wine fridge, quality cabinetry, and generous prep space, it seamlessly connects to the expansive dining area and inviting living room, creating an ideal layout for hosting family and friends. The sunny south facing backyard feels like a private retreat, complete with a large patio and built in BBQ area, perfect for summer evenings and effortless outdoor entertaining. Upstairs, the massive primary retreat offers a true luxury experience. This exceptional space features a fully renovated spa inspired 5 piece ensuite with heated tile floors, dual vanities, a deep soaker tub, separate shower, and a spacious walk in closet. Convenient upper floor laundry adds everyday practicality, while the upper loft area provides incredible flexibility for a home office, reading lounge, fitness area, or the potential to easily convert into an additional bedroom if desired. The fully developed basement expands the living space even further with an additional bedroom, full 3 piece bathroom, large recreation area, and an impressive amount of storage space rarely found in townhome living. Additional highlights include the oversized

insulated garage, renovated mudroom, 3.5 bathrooms, and the true lock and go lifestyle that comes with this exceptionally well managed property. Condo fees include landscaping, snow removal, exterior maintenance, window cleaning, water, sewer, garbage, and recycling, allowing for stress free living year round. Ideally located just minutes from the new Costco, Stoney Trail, Canyon Meadows Golf & Country Club, Fish Creek Park, schools, shopping, and transit, this move in ready home offers an incredible opportunity to enjoy one of Calgary's most established and desirable southwest communities.