



**180 Woodglen Way SW
Calgary, Alberta**

MLS # A2312843



\$798,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,894 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this beautifully renovated family home in the desirable community of Woodbine, offering over 2,800 sq. ft. of thoughtfully updated living space. Blending modern upgrades with timeless functionality, this spacious two-storey home features 5 bedrooms, 4 full bathrooms, and a fully finished basement, perfect for growing families. The main floor showcases an extensive renovation completed in 2018, featuring fresh paint, new flooring, and a stunning redesigned kitchen complete with modern cabinetry, quality appliances, and stylish countertops. The bright and functional layout includes a spacious family room with a cozy fireplace (sold as is) overlooking the sunny west-facing backyard, a formal dining room, a welcoming living room, and a versatile den ideal for a home office or study space. Upstairs, you’ll find generously sized bedrooms and beautifully updated bathrooms with upgraded tubs, showers, vanities, and contemporary finishes throughout. The professionally finished basement, completed in 2021, expands your living space with a large recreation area, additional flexibility for family living or entertaining, and ample storage. Numerous upgrades provide long-term value and peace of mind, including a durable 35-year shingle roof (2018), nearly all windows replaced (2022), a new hot water tank (2022), and a new Samsung cooktop (2026). Exterior improvements include widened concrete driveway and walkways, a professionally finished epoxy garage floor, and beautifully redesigned front and back landscaping completed in 2025. Ideally located close to shopping, parks, public transportation, and major roadways, this home also offers quick access to Stoney Trail and convenient Express BRT service connecting Woodbine directly to downtown Calgary. Situated within the sought-after school boundaries for Dr. E.P. Scarlett High School and Henry

Wise Wood High School, and just minutes from South Glenmore Park for year-round outdoor recreation. You'll also appreciate being steps from the exciting Taza Master-Planned Community, featuring future shopping, dining, entertainment, and amenities at Buffalo Run, Taza Park, and The Crossing. Don't miss this exceptional opportunity—book your private showing today!