



GRASSROOTS
REALTY GROUP

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127 Woodstock Road SW
Calgary, Alberta

MLS # A2313153



\$679,000

Division:	Woodlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,487 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, See Remarks		

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:	See Remarks		

Inclusions: NONE

OPEN HOUSE 4PM -6:30PM Saturday the 13th! Welcome to this beautifully upgraded home in the heart of Woodlands SW Calgary! Featuring elegant oak hardwood flooring throughout, this bright and modern home offers an open-concept layout with a spacious living room and a custom-designed kitchen complete with a large sit-up island, stunning granite countertops, and abundant natural light. The upper level offers a spacious primary bedroom with 4-piece ensuite, two additional good-sized bedrooms, and a full 5-piece bathroom. Both upstairs bathrooms feature double-sink vanities for added convenience. The fully renovated walk-out lower level and basement include a second kitchen, one 2 piece and one 3-piece bathrooms, and family room and den (can be two bedrooms as well) — offering excellent flexibility for extended family living or potential rental/Airbnb opportunities. Additional features include central air conditioning for those warm summer days. Move-in ready and ideally suited for growing families or investors alike! The location that’s hard to beat. You’re minutes to Fish Creek Park, Safeway, Costco, and there’s a daycare just down the street. as well as nearby playgrounds, and green spaces. close to excellent schools, shopping/amenities at Woodbine Square, Quick access to Stoney Trail.