



**68 Woodview Court SW
Calgary, Alberta**

MLS # A2315916



\$579,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Level, No Back Lane, Rectangular Lot, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door		

Inclusions: none

OPEN HOUSE JUNE 14 Sun noon to 3:00 PM Welcome to this 4 bedroom home situated steps away from Fish Creek Park. You are greeted in an OPEN CONCEPT large living room / dining room that creates a warm and inviting space to relax and entertain. The HARDWOOD flooring extending through the dining room to the kitchen. Enjoy an abundance of counterspace in your fully outfitted kitchen with eating area and patio doors leading you out to a big deck for summer BBQ's and gatherings. French doors guide you into the family room with wood burning fireplace for warming on winter days. A large window fills the room with natural light and view of the backyard. Main floor includes 2 pc powder and laundry area by the back door. Upstairs take time out in a KINGSIZED primary bedroom with UPDATED ensuite and walk-in closet. two spacious bedrooms and a 4 pc bathroom. The fully finished basement with a private side entrance, is fully finished with a partial kitchen, living room, big bedroom with egress window, 4 pc bathroom and laundry. Very large unique insulated shed has updated electrical is perfect for an office, art studio, home gym, playhouse. Let your imagination guide you how to use this space. Single car garage was a rec room with bay window and separate heating which could be converted back. NEWER windows throughout. Great location to schools, shopping, Fish Creek Park, access to Stoney. What a great place to call home.