



**22A Woodmeadow Close SW  
Calgary, Alberta**

**MLS # A2317102**



**\$599,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,285 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 786
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Second Refrigerator - ALL Appliances sold AS IS, WHERE IS -

Welcome to one of the most sought-after complexes in Woodlands, where pride of ownership and a peaceful, established setting create the perfect place to call home. Offering over 2,200 sq. ft. of beautifully maintained living space, this rare loft-style attached home is ideal for those looking to right-size without giving up the space and comfort they've always enjoyed. The main floor features oversized principal rooms, including a spacious living room anchored by a cozy wood-burning fireplace, a separate dining area complete with a wet bar, and a sunny breakfast nook overlooking the backyard. The bright, functional kitchen offers plenty of cabinet and counter space, along with a new dishwasher (2025). Step outside to enjoy the private backyard and updated Trex deck, completed approximately three years ago and featuring a gas BBQ line—perfect for morning coffee, summer entertaining, or simply relaxing outdoors. The main level also offers a generously sized second bedroom, a full bathroom, a convenient laundry room, and abundant storage space. Upstairs, the impressive primary retreat features a large walk-in closet and a spacious 5-piece ensuite with dual sinks, a separate shower, and a relaxing soaker tub. A versatile loft-style bonus room provides endless possibilities for a home office, reading lounge, fitness space, or hobby room. Additional highlights include triple-pane windows, two furnaces for year-round comfort, an oversized double attached garage, and an unfinished basement ready for future development and customization. Located in the highly desirable community of Woodlands, known for its mature trees, extensive walking paths, and close proximity to Fish Creek Park, shopping, amenities, and transit, this is a rare opportunity to enjoy a lock-and-leave lifestyle without compromising on space, storage, or comfort.