

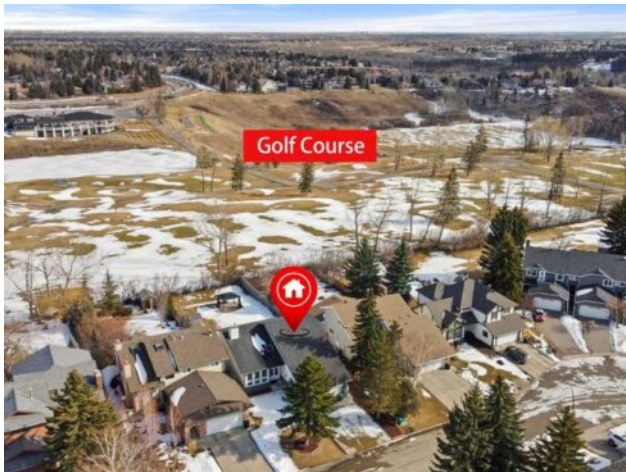


GRASSROOTS
REALTY GROUP

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40 Wood Crescent SW
Calgary, Alberta

MLS # A2318584



\$1,299,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,622 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating: Forced Air

Floors: Hardwood, Laminate, Tile

Roof: Asphalt

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Appliances in Suite

Beautifully renovated two-storey split backing directly onto Canyon Meadows Golf Course, situated on a large private lot over 10,000 sq ft. This spacious home offers an impressive layout with 5 $\frac{1}{2}$ bathrooms, 5 bedrooms plus a den/office, a heated garage studio (illegal suite) with kitchenette and bathroom, and a side entrance to a fully finished basement with kitchenette (illegal suite), one bedroom and a den. The front living room features soaring ceilings and a dramatic fireplace feature wall, creating a bright and inviting space filled with natural light. The main level also includes a formal dining area and a comfortable family room, ideal for everyday living and entertaining. The renovated kitchen is a standout feature, showcasing rich cabinetry, stainless steel appliances, tile backsplash, and a large central island with granite countertops and seating. The kitchen provides excellent storage and workspace while overlooking the main living areas. Upstairs you will find three spacious bedrooms, including a large primary retreat with a private balcony overlooking Canyon Meadows Golf Course. The upstairs bathrooms have been beautifully renovated with modern tile, glass showers, and double vanities, creating a bright spa-like feel. The main floor also includes a fourth bedroom with full bathroom and cheater ensuite access, ideal for guests or multi-generational living. The home offers three separate washer and dryer sets, providing excellent convenience for larger households or separate living spaces. The fully developed basement includes a separate side entrance and a kitchenette (illegal suite) along with one bedroom and a den that could function as an additional bedroom. A unique feature of the property is the heated garage studio with its own laundry, kitchenette, and private 3-piece bathroom (illegal suite), offering flexible space for guests, extended

family, or workspace. Backing directly onto Canyon Meadows Golf Course, this rare property offers privacy, views, and an oversized lot in one of Calgary’s most desirable communities.