



**259 Woodside Circle SW  
Calgary, Alberta**

**MLS # A2320122**



**\$569,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** Shed

Welcome to this beautifully maintained home nestled on a quiet street in the highly desirable community of Woodlands! Offering exceptional curb appeal, thoughtful upgrades, and an incredible outdoor living space, this home is ready for you to move in and enjoy. The sunny south-facing backyard is truly a standout feature, providing the perfect setting for children to play, family gatherings, and summer entertaining. Complete with an oversized double detached garage, spacious deck, storage shed, and plenty of garden space, this private outdoor retreat feels like an extension of the home itself. Step inside to discover a bright, inviting layout filled with natural light. The spacious living and dining areas offer plenty of room for both everyday living and special occasions, highlighted by a large bay window that creates a warm and welcoming atmosphere. The kitchen is designed with both style and functionality in mind, featuring granite countertops, a central island, and tile flooring. Upstairs, you'll find three generously sized bedrooms, making this an ideal home for growing families. The beautifully renovated main bathroom adds a modern touch while maintaining comfort and practicality. The fully finished basement offers valuable additional living space, perfect for movie nights, a children's play area, or a teen retreat. Featuring a modern family room with flat ceilings and pot lighting, a fourth bedroom, and a versatile den area with potential for future bathroom development, the lower level adds flexibility to suit your needs. Additional features include newer windows, upgraded bathroom finishes, increased attic insulation, a high-efficiency furnace, and pride of ownership that is evident throughout the home. Ideally located within walking distance to Fish Creek Park, families will appreciate the abundance of nearby walking paths, parks, schools, and recreational

opportunities. With convenient access to Stoney Trail, Anderson Road, shopping amenities, and Costco just minutes away, this location perfectly balances tranquility with everyday convenience. This is a rare opportunity to own a lovingly cared-for home in one of Calgary's most established and family-friendly communities. Don't miss your chance to make it yours!