



**55 Woodstock Way SW
Calgary, Alberta**

MLS # A2321083

\$614,900



Division:	Woodlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,772 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Lawn, No Back Lane, Private, T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Tile Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

3 BEDROOMS | 2.5 BATHS | INCREDIBLE YARD | ***Open House Saturday June 20th from 1-3PM*** Welcome to 55 Woodstock Way SW, located in the desirable Southwest neighborhood of Woodlands. As you step inside this wonderfully maintained 3 bedroom, 2.5 bathroom home with over 2000 square feet of total livable space, you'll be captivated by large south-facing windows that fill the space with natural light. Functionality is key with this well-designed floor plan optimizing space for the contemporary family living along with style and comfort. Featuring hardwood and tile flooring, the main level layout seamlessly flows together the living room, kitchen, and dining room making this home perfect for entertaining friends and family. The kitchen features tile countertops and an abundance of counter space, cabinet space, and stainless-steel appliances, as well as access to the deck for outdoor grilling and entertaining in the incredible back yard. The Primary bedroom is your private sanctuary, offering ample closet space and a 3-piece ensuite. The finished basement provides opportunities to be used as a home theatre, workout space, recreational room and more. Outside you will find a large deck and spacious yard, perfect for relaxing or hosting outdoor gatherings. Don't miss out on this home, located on a quiet street within walking distance of Fish Creek Park, all while having access to all essential amenities. Schedule your private viewing today!