



**66 Woodmeadow Close SW  
Calgary, Alberta**

**MLS # A2326006**



**\$548,800**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,215 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 527
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Patio door security shutter, garage rubber floor mat, attached shelving & cupboards.

Shows true pride of ownership! Beautifully maintained and professionally upgraded over the years, this unique 1½-storey townhome offers more than 2,200 sq. ft. of thoughtfully designed living space, an oversized double attached garage, and storage throughout. Vaulted ceilings and full-height windows fill the home with an abundance of natural light, creating a bright and inviting atmosphere. The beautifully renovated kitchen (2014) features premium granite countertops, a custom tile backsplash, abundant cabinetry with convenient pull-out drawers, and a cozy breakfast nook for everyday dining. A formal dining room provides the perfect setting for entertaining. The spacious living room overlooks the private courtyard and showcases a dramatic two-storey ceiling, expansive windows, and a wood-burning fireplace that has been converted to natural gas. The main-floor primary suite offers comfort and convenience, complete with a recently renovated, spa-inspired ensuite featuring a custom-tiled walk-in shower. The main-floor office or den provides an ideal space for working from home or a quiet library. New sliding patio doors open to your own private outdoor retreat—a spacious west-facing courtyard with room for a full-size patio set and BBQ. West exposure & surrounded by mature trees, the courtyard also offers direct access to a natural grove, where two resident deer are frequent visitors. The main floor is completed by a large laundry room, an additional storage room, and a convenient 2-piece bath. Upstairs, you'll find a versatile loft-style bonus room, a spacious guest bedroom, a four-piece bathroom, and a walk-in closet. Numerous upgrades include updated appliances, flooring, lighting, plumbing fixtures, and a rubber garage floor mat. Long-term owners have wintered in the south, meaning the home has been

occupied for only approximately 6 months each year. This is also a smoke-free and pet-free home. The owners will especially miss the wonderful neighbours in the highly desirable Woodmeadows community, but with downsizing underway, quick possession is available. The well-maintained complex is professionally managed by Connelly & Co., with the roof and siding replaced approximately 16 years ago. Ideally located in the heart of sought-after Woodlands, you're just a short walk or bike ride to the extensive pathways of Fish Creek Park, only minutes from restaurants, Safeway, Shoppers Drug Mart, the new Costco, and convenient access to Stoney Trail. An exceptional home offering outstanding value—a rare opportunity to invest in both your lifestyle and your future.