



GRASSROOTS
REALTY GROUP

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425 Woodland Crescent SE
Calgary, Alberta

MLS # A2326875



\$665,000

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,211 sq.ft.	Age:	1963 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Hot Tub

Welcome to 425 Woodland Crescent SE, an exceptional, extensively renovated bungalow nestled on a quiet, tree-lined street in the heart of prestigious Willow Park. Set on a beautifully landscaped 50' x 110' lot, this impressive home offers over 2,300 sq. ft. of professionally developed living space, featuring five bedrooms, two beautifully renovated bathrooms, and an oversized single detached garage. Thoughtfully updated throughout, the bright and inviting main floor showcases rich oak hardwood flooring, elegant crown moulding, custom wrought-iron railings, and a stunning 2022 chef-inspired kitchen complete with timeless white shaker cabinetry, stainless steel appliances, dimmable pot lighting, and smooth painted ceilings. The spacious living room is anchored by a cozy gas insert fireplace, creating the perfect gathering space for family and friends. The main level also offers three generous bedrooms and a beautifully renovated bathroom featuring a custom vanity and an oversized glass walk-in shower. Downstairs, the professionally finished lower level adds incredible flexibility with two additional bedrooms, including a spacious retreat with direct access to a beautifully updated bathroom featuring heated ceramic tile floors for year-round comfort. Extensive upgrades provide peace of mind and include a newer 40-year asphalt shingles, a newer furnace, newer 50-gallon hot water tank, upgraded electrical panel, many Pella windows, newer exterior doors, upgraded attic insulation, custom closet organizers, custom window coverings, and travertine limestone tile flooring. The private west-facing backyard is a true outdoor oasis, surrounded by mature trees and lush perennial gardens. Enjoy relaxing or entertaining on the expansive covered deck, unwind in the luxurious hot tub, & host summer barbecues with the convenient gas BBQ line. The oversized

single detached garage features a newer concrete floor, paved alley access, rough-in for a future heater, and is large enough to accommodate a truck. Beautiful exposed aggregate and concrete walkways complete the home's exceptional curb appeal. Located just step away from the Italian Market and minutes from Willow Park Golf & Country Club, Southcentre Mall, Trico Centre, excellent schools, parks, transit, and major commuter routes. This outstanding home offers the perfect blend of luxury, comfort, and convenience. Meticulously maintained and showcasing true pride of ownership, this is a rare opportunity to own a move-in-ready home in one of Calgary's most established and sought-after communities.