



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

148 Woodridge Drive SW
Calgary, Alberta

MLS # A2330653



\$650,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,533 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Storage, Wood Counters		

Inclusions: Smart Thermostat, Shed, Greenhouse, Custom Built Pergola, Storage Built-In lower level, Built-In Dresser bottom of stairs lower level, planter boxes

What if your backyard produced more than just grass? Fresh vegetables. Fruit trees. A greenhouse. A custom pergola. A dedicated dog run. And one of Calgary's most spectacular natural escapes literally right across the street. Welcome to a home where your outdoor space isn't just a backyard, it's a lifestyle. Perfectly positioned on a quiet street in the heart of Woodlands, this beautifully maintained 4 bedroom home is just steps from Fish Creek Provincial Park. Cross the street, follow the pathway, and you'll find yourself immersed in kilometres of walking, biking, and nature trails within one of North America's largest urban parks. The backyard is truly the star of the show. Lovingly designed and meticulously maintained, it offers an incredible opportunity to grow your own food with multiple raised garden beds overflowing with fruits, vegetables, and herbs. Extend your growing season in the greenhouse, unwind beneath the custom built pergola, keep everything organized in the garden shed, and let your four legged family members enjoy their own dedicated dog run. Whether you're an avid gardener, an entertainer, or simply someone who appreciates spending time outdoors, this space is unlike anything else you'll find in the city. Inside, you'll discover a bright and functional layout offering over 2,000 sq. ft. of developed living space. The welcoming front living room is filled with natural light from the large bay window, while the spacious kitchen features an island and overlooks the incredible backyard, making it the perfect place to gather with family and friends. A cozy family room with a gas fireplace, convenient main floor powder room, and direct access to the attached garage complete the main level. Upstairs offers three generously sized bedrooms and an updated full bathroom, while the fully finished basement expands your living space with a large

recreation room, fourth bedroom, 3 piece bathroom, laundry area, and plenty of storage, the ideal space for guests, teenagers, or a home office. Adding even more charm, the welcoming front porch provides the perfect place to enjoy your morning coffee while taking in the mature streetscape. All of this is located just minutes from schools, shopping, restaurants, transit, playgrounds, and, of course, the endless beauty of Fish Creek Park right at your doorstep. Noteworthy upgrades: Shingles (2015), Triple Pane Upper Level Windows (2025), Hot Water Tank (2022), New Washer/Dryer, Most Main Level Windows Newer, Newer Aluminum Siding; Newer Electrical Wiring, and so much more. Homes with this kind of outdoor lifestyle rarely come to market. If you've been searching for a property that offers the perfect blend of comfort, nature, and the opportunity to truly live off your own backyard, this is one you won't want to miss. Book your private showing today!