



GRASSROOTS
REALTY GROUP

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140 Woodglen Way SW
Calgary, Alberta

MLS # A2333631



\$625,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,077 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY (Aug 8th) FROM 2:00-4:00PM. Welcome to this extensively renovated 4-level split nestled on a quiet street in the highly sought-after community of Woodbine. Thoughtfully redesigned with modern finishes and an open-concept layout, this home offers the perfect balance of style, functionality, and exceptional outdoor living space. The heart of the home is the stunning updated kitchen, with quartz countertops, ample cabinetry, and a functional layout designed for everyday living. It flows seamlessly into the bright, open-concept living and dining areas, where VAULTED CEILINGS, hardwood flooring, and large windows flood the space with natural light. Upstairs, you'll find two spacious bedrooms, including an impressive primary retreat with plenty of room for a king-sized bed and additional furniture. This room has been thoughtfully updated with a striking board and batten feature wall, brand-new carpeting, and a beautifully RENOVATED ENSUITE, creating a warm and inviting space to unwind. The second bedroom also features new carpet, while the main bathroom has been remodelled with a stunning full-height TILED TUB surround and stylish modern finishes. The lower level offers an expansive family room that's perfect for movie nights, a kids' play area, or entertaining guests. A 3rd bedroom and another full bathroom provide exceptional flexibility for growing families, overnight visitors, or those looking to create a private home office. Where this property truly stands apart is its outstanding outdoor living. Start your mornings with a coffee on the peaceful front patio overlooking the quiet street, then spend your evenings enjoying the huge WEST FACING backyard. The massive, covered deck creates the ultimate entertaining space, allowing you to host family barbecues, relax in the shade on hot summer days, or enjoy the outdoors even when the

weather doesn't cooperate. This home also offers incredible peace of mind with numerous major upgrades already completed, including a new FURNANCE, CENTRAL A/C, HOT WATER TANK (all newly installed in 2023), and updated windows + doors throughout. The garage door has also been replaced, enhancing both the home's curb appeal and long-term value while improving energy efficiency. Located close to parks, schools, shopping, pathways, and Fish Creek Provincial Park, this beautifully updated home offers the perfect combination of modern upgrades, versatile living space, and exceptional indoor-outdoor living in one of southwest Calgary's most established communities.