



GRASSROOTS
REALTY GROUP

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95 Woodridge Close SW
Calgary, Alberta

MLS # A2334396



\$1,799,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,889 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbors		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

This exceptionally rare custom-built estate residence is tucked away on the exclusive ridge of Woodlands Park Estates, backing directly onto the endless year-round natural beauty of Fish Creek Provincial Park. Boasting a total of 5 bedrooms, 3.5 bathrooms, and 4,396 sq. ft. of meticulously developed living space, this luxury walk-out home showcases countless upgrades throughout, offering an unmatched blend of privacy, comfort, and refined living space. The open and functional layout sets the tone with a seamless indoor-outdoor flow, perfect for both everyday living and entertaining. A true legacy property offering a timeless and extraordinary setting that is virtually impossible to replicate. The spacious main floor features a flowing dining room, a welcoming living room with a wood-burning fireplace, soaring 17-foot vaulted ceilings, and dramatic floor-to-ceiling windows that frame breathtaking views of mature trees, bringing the natural beauty of Fish Creek Provincial Park right to your doorstep. An open-concept kitchen, an inviting family room with a gas fireplace, and a unique office/den, great for working from home. Step out onto the spectacular wraparound deck overlooking the serene wooded backdrop of Fish Creek Provincial Park—an exceptional outdoor living space perfect for summer barbecues, entertaining family and friends, or simply relaxing while enjoying the tranquil views. Upstairs, the primary sanctuary serves as a private retreat, offering a full ensuite with an oversized soaker tub overlooking the treetops and a private balcony for taking in panoramic views of the mountains, park and stunning sunrises and sunsets. Additional three spacious bedrooms and a second full-sized bathroom complete this level. The fully developed walkout basement is bright and thoughtfully designed, boasting a flexible recreation room, home gym, built-in bar, dedicated theater room,

a 5th bedroom and a full bathroom, all with direct access to the third patio and the backyard. This outdoor paradise is privately fenced and south-facing, featuring direct pathway access to the Fish Creek Provincial Park trails with the added luxury of no neighbors behind. Perfectly situated on one of the most desirable lots in Calgary, this home offers ideal access to schools and local amenities while remaining just steps away from over 3,300 acres of pristine nature in one of Canada's largest urban parks, making this a truly irreplaceable opportunity. Additional highlights include central air conditioning (2023), newer windows, a high-efficiency furnace (2016), dual hot water tanks (2024 & 2025), a spacious deck (2020), roof (2014), freshly painted exterior (2025), underground sprinkler, gas BBQ hookups on both main-level deck & lower patio, and many more thoughtful upgrades throughout. Call to book your private viewing today.