



GRASSROOTS
REALTY GROUP

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48 Woodglen Court SW
Calgary, Alberta

MLS # A2348056



\$675,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, RV		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub, Pergola, Shed, TV Mount

Set in a serene, tree-lined cul-de-sac, this charming two-story home blends modern updates with everyday comfort, all situated on a sprawling pie-shaped lot that offers generous space for outdoor living and relaxation. It's the kind of home that instantly makes you say WOW. Step inside to a spacious living room and family-sized dining area filled with natural light—an inviting setting perfect for gathering with family and friends. The stylish modern-farmhouse kitchen immediately catches your eye with stainless steel appliances, a classic white subway tile backsplash, sleek full-height cabinetry, and generous counter space that combines beauty with everyday practicality. Just off the kitchen, a versatile flex space adapts effortlessly to your lifestyle—ideal as an extension of the kitchen, a coffee bar, homework station, or a cozy breakfast nook. The kitchen flows seamlessly into the family room, offering a warm and relaxing atmosphere centered around the gas fireplace—an ideal spot to unwind after a long day. A convenient half bathroom completes the main floor. Upstairs, you'll find three spacious bedrooms, each offering a peaceful retreat from the day's hustle and bustle. The primary bedroom is generous in size, offering a walk-in closet and an updated 3-piece ensuite, with peaceful views overlooking the backyard. Down the hall are two additional large bedrooms and a beautifully renovated 4-piece bathroom. Head downstairs to the partially finished basement, where a large open area provides flexible space and endless possibilities. Whether you envision a home theatre, games room, workout or yoga studio, or a dedicated play zone for kids, this level is a fantastic extension of your living space. Outside is pure paradise. The expansive pie-shaped backyard has been thoughtfully landscaped to create a private oasis.

Enjoy evenings entertaining on the large deck, relaxing under the stars in the hot tub, or simply soaking in the beauty of mature trees, vibrant perennials, and wide-open green space perfect for play and leisure. The oversized double detached garage, storage shed, and large parking pad offer ample room for vehicles—including an RV—and all your storage needs. Ideally located close to schools, parks, everyday amenities, and just minutes from Buffalo Run, Costco, Fish Creek Park, and the Glenmore Reservoir. Commuting is a breeze with easy access to Stoney Trail, Anderson Road, Macleod Trail, and Deerfoot Trail, offering seamless connectivity across the city. This home is more than just a place to live—it's a lifestyle, in a community you'll truly love coming home to. Come experience it for yourself. Schedule your viewing today. Please note: some photos have been virtually staged.