



GRASSROOTS
REALTY GROUP

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7 Woodgreen Crescent SW
Calgary, Alberta

MLS # A2349261



\$725,000

Division:	Woodlands		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,955 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, No Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 7 Woodgreen Crescent SW, a warm and inviting family home offering generous living spaces, thoughtful updates, and incredible access to Fish Creek Park. With plenty of room to grow, entertain, and enjoy the outdoors, this home is an excellent fit for an active family looking to settle into an established community. The main floor features a spacious open-concept layout that flows effortlessly between the living room, dining area, kitchen, and family room. Whether you're hosting friends for dinner, gathering for family movie night, or entertaining a crowd, there's room for everyone. The kitchen has been refreshed with newer appliances, including the dishwasher, oven, and refrigerator, all replaced within the past three years. Distinctive black feature walls add personality, while modernized light switches and a gas line for the BBQ add everyday convenience. Upstairs, you'll find three spacious bedrooms and two bathrooms, including a comfortable primary bedroom with its own private ensuite. The additional bedrooms provide great space for the rest of the family or a home office. The fully developed basement adds even more flexibility with a large additional living area, fourth bedroom, and full 4-piece bathroom. It's an ideal setup for teenagers, overnight guests, a games room, home gym, or additional family space. Outside, the beautifully landscaped front and back yards offer plenty of room for kids to play, summer BBQs, and evenings with friends. An oversized shed provides excellent storage for bikes, gardening equipment, and seasonal items. Additional improvements include a water softener, attic insulation, and roof work completed approximately 3-4 years ago, including repairs to shingles, updated flashing, eavestroughs, and fascia. Best of all, the home offers direct access to Fish Creek Park

and its incredible network of walking and biking paths. With four bedrooms, three bathrooms, multiple living spaces, a fantastic yard, and nature right outside your door, 7 Woodgreen Crescent SW is ready for its next family to make it home.