

**6, 275 Woodridge Drive SW
Calgary, Alberta**

MLS # A2219967



\$579,900

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,900 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 632
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: None

FISHCREEK PARK OFFERING! Woodridge Estates is nestled onto the park and pathways and located in the tranquil community of Woodlands. This **BEAUTIFULLY RENOVATED TWO-STORY TOWNHOME** offers over 2800 sqft of living space, featuring 2 Expansive bedrooms, 4 bathrooms and an attached **DOUBLE GARAGE**! Large front foyer welcomes you into this spacious and bright Residence with a Generous sized formal dining room w/ new Chic light fixture, situated adjacent a large living room with a stunning brick fireplace creating an inviting entertainment area or comfortable everyday living space. Stunningly renovated this Chef's dream kitchen showcases New Induction stove top, New wall oven, New double sink and faucet, Newer Stainless Steel Fridge and Dishwasher, New Countertops, Updated Cabinetry w/ new hardware, Trendy new light fixtures and New flooring, all beautifully coordinated and inspiring! New carpet and new beautiful lighting lead you to the upper level which features an Expansive Primary Retreat with a sitting room, 5pc Spa-Like ensuite w/ a skylight creating a sunny and bright area with a soaker tub, double vanities, separate shower, and a private water closet which complete this side of the upper level. Second bedroom is also Expansive with an abundance of closet space. 4 pc bathroom, laundry room and a bonus room which is perfect for an office or second entertainment room complete this level. Basement development features a room with a murphy bed & reading area, an exercise or crafting room, a 2pc bathroom and an abundance of storage areas. The **OUTDOOR** spaces are equally as impressive with a backyard OASIS that showcases an abundance of trees, an enormous back deck across the length of the house with a gas-line for barbecuing or firepits, all accessed by sliding doors off the kitchen or living room. Quiet

and Serene best describe this space! The Front entrance also enjoys a patio area, with a lovely brick wall for privacy to welcome you or your guests and by the way there are FOUR parking spaces available on your own driveway as well as a double garage which is a RARE FIND in Calgary! This Complex offers Unrivalled Luxury with the option to walk out your front door into the MAGNIFICENT Fish Creek Park, drive only 3 minutes to full shopping amenities, Several schools are also within a couple of minutes, a Bus stop one block away and both Anderson and Stoney TRAILS only a couple minutes from you for easy and hassle-free commuting. This is an Amazing opportunity to enjoy the benefits of a well-managed community, friendly neighbors, peaceful surroundings and a beautifully renovated home! Call to book your showing - you will be happy to did! The perfect property to call your NEW HOME!