

**51 Woodgate Close SW  
Calgary, Alberta****MLS # A2237457****\$899,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,298 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, No Smoking Home, Skylight(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** 5 Wardrobes upstairs, basement fridge, gazebo, 2 garden sheds.

Open House Saturday and Sunday 1pm to 3 pm. Discover your dream home in the heart of Woodlands, just steps away from Fish Creek Park, the breathtaking beauty of the largest in-city provincial park in Canada. This stunningly renovated 6-bedroom, 3-bathroom home boasts an impressive 3,000 square feet of living space. As you enter through the classic leaded glass door, you are greeted by a soaring vaulted ceiling giving a bright and airy atmosphere to the living and dining rooms with their gleaming hardwood floors. An abundance of huge windows across the back of the house make this home a sunny paradise. The spacious kitchen offers ample cupboard and counter space along with a state-of-the-art induction stove, perfect for culinary enthusiasts. Enjoy cozy evenings in the sunken family room by the brick fireplace or step outside through sliding glass doors to your newly upgraded deck and gazebo—ideal for outdoor entertaining and family gatherings. The primary bedroom features a very spacious dressing room with 5 wardrobes included as well as a completely renovated ensuite bath and a private balcony overlooking the beautiful garden in the backyard. You'll be captivated by lush landscaping adorned with flowering perennials and mature shrubs. The fully developed basement features a huge rec/games room, two more bedrooms as well as a second laundry room and plenty of additional storage. Embrace an active lifestyle in this idyllic setting that perfectly blends luxury with nature's splendor; your family's adventures await! Some of the many more recent features include: new roof in 2025, new south fence in 2025, new north fence, laminate bedroom floors, four piece walk-in shower in the ensuite bath, new windows in 2024, new blinds, pot lights, induction stove, hot water tank, 16' x 20' composite deck, 12' x 12' gazebo,

underground irrigation system, roughed in plumbing downstairs for fourth bathroom. Just a short commute to the new Costco.