

\$479,900 - 40, 185 Woodridge Drive Sw, Calgary

MLS® #A2253476

\$479,900

3 Bedroom, 3.00 Bathroom, 1,542 sqft

Single Family on 0.00 Acres

Woodlands, Calgary, Alberta

Nestled in the highly sought-after Southwest, this beautiful Townhouse in Woodlands offers the perfect blend of nature and convenience. This stunning split-level home is surrounded by mature trees and lush green space, just steps from scenic pathways and the breathtaking views of Fish Creek Park. The main floor welcomes you with a spectacular family room featuring soaring ceilings, a cozy gas fireplace, and expansive windows that flood the space with natural light. Beautiful hardwood flooring enhances the warmth and elegance of the space. A patio door opens directly to your new private deck, creating the ideal setting for your very own outdoor oasis. Overlooking the living room, the traditional dining area flows seamlessly into the bright kitchen, thoughtfully designed with ample cabinetry, generous counter space, and a charming breakfast nook. Upstairs, you'll find two sun-filled, south-facing bedrooms and a full 4-piece bath, alongside a spacious primary suite complete with wall-to-wall closets and a private 3-piece ensuite. The partially finished lower level offers flexibility and function, including a laundry area, utility room, and abundant storage with an insulated crawl space. The attached garage provides secure parking, complemented by additional driveway space for guests or extra vehicles. Living at Woodlands means enjoying not only nature at your doorstep (just steps from Fish Creek Park) but also proximity to schools, shopping, Costco, public transit, and major amenities,



with easy access to Stoney Trail. Welcome home! Welcome to Woodlands! (id:6289)

Built in 1980

Essential Information

Listing #	A2253476
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,542
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata
Style	5 Level

Community Information

Address	40, 185 Woodridge Drive Sw
Subdivision	Woodlands
City	Calgary
Province	Alberta
Postal Code	T2W3X7

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Other, PVC window, No neighbours behind, No Smoking Home
Parking Spaces	2
Parking	Attached Garage, See Remarks
# of Garages	1

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan, See remarks, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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