

**171 Woodridge Place SW**  
**Calgary, Alberta**

**MLS # A2295163**



**\$825,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, C		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscap		

<b>Heating:</b>	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** none

BEAUTIFULLY RENOVATED, WELL MAINTAINED 2 storey split on a quiet cul-de-sac in a premier spot in desirable Woodlands! Situated on a large, private lot (over 6300 sq ft) this home is located in a fantastic location - just a short walk down a path to Fish Creek Park, close to schools, shopping, transit and the ring road. The home offers over 2300 sq ft of developed living space with 4 bedrooms (one on the main floor that could be used as an office or den), 2 four piece bathrooms on the upper level and a two piece bathroom on the main level. The main floor was tastefully upgraded in 2023 with luxury vinyl plank flooring and a gorgeous spacious kitchen featuring a massive island, new refrigerator, new beverage fridge, new dishwasher & a classic Viking gas range. A well thought out floor plan provides perfect spaces for entertaining in either the kitchen, expansive main living room or in the cozy lower family room complete with a wood fireplace (which has a heatilator insert with an optional fan that can heat the home) & garden doors opening up onto the spacious deck & lovely back garden. A mudroom/laundry room which holds the stacked washer and dryer completes this level. The second level has hardwood throughout its 3 bedrooms. The primary bedroom has lots of storage with closet organizers and has a 4 piece ensuite. The other 2 bedrooms are spacious with one having a murphy bed for flexibility. The lower level offers an expansive recreation room and a separate storage area. There is a new hot water tank (2022), hook up for a Kinetico system, humidifier and water softner. The oversized heated double garage (with work bench!) is situated facing the street and is at the end of a side driveway that can accommodate extra vehicles. New shingles for the garage were installed in 2024. This home is a perfect blend of style, space and

functionality and is move in ready. Rarely do homes with renovations of this kind come on the market in this desired community!