

**84 Woodmeadow Close SW
Calgary, Alberta**

MLS # A2176411



\$649,900

Division:	Woodlands		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	2,232 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 515
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Central Vac and Water Softener - both "As Is"

Bright RENOVATED 1.5 story END UNIT townhome with huge main floor master suite, south facing backyard, vaulted ceilings and DOUBLE ATTACHED garage. Updates include contemporary kitchen cabinets, quartz countertops, upgraded stainless steel appliances, designer glass tile backsplash, pot lights, engineered hardwood and luxury vinyl flooring. The spacious main floor master bedroom has an gorgeous spa like 4 pc en-suite with cozy in-floor heat and lots of closet space. To complete the main floor: Living room with floor to ceiling windows & wood burning fireplace, dining room with built-in, office/den, kitchen nook, 1/2 bathroom, laundry room and storage. Upstairs there is another large bedroom, full bathroom, loft flex space and more storage! The home has a high efficiency furnace & hot water tank installed in 2018, and newer vinyl windows. French doors lead to the sunny SOUTH facing deck and backyard. BUNGALOW style living in the sought after community of Woodlands near the community center, golf, recreation, shopping and Fish Creek Park. The Wood Meadows condo complex is pristine with lots of green space and very well taken care of.