



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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39, 185 Woodridge Drive SW  
Calgary, Alberta

MLS # A2249059



**\$500,000**

Division:	Woodlands		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Woodlands on the Park, a highly sought-after townhome complex that truly delivers everything you could desire in modern, comfortable living. This spacious 3-bedroom, 2.5-bathroom end-unit townhome is designed for both relaxation and convenience, starting with its inviting layout and premium features. Step into the expansive living room, boasting soaring vaulted ceilings, a cozy gas fireplace for those chilly evenings, and fresh paint throughout that gives the entire space a bright, renewed feel. Adjacent is a formal dining room perfect for hosting gatherings, leading seamlessly into the spacious kitchen equipped with brand-new appliances, ample counter space, and a charming breakfast nook for casual meals. The upper level features a generous master bedroom retreat complete with a private 4-piece ensuite bathroom and mirrored closets for added elegance and storage. Two additional large bedrooms provide plenty of room for family or guests, accompanied by another full 4-piece bathroom. Practicality shines in the large laundry/utility room, offering loads of storage to keep everything organized. Outside, enjoy the beautiful large rear deck, ideal for summer barbecues or peaceful evenings, all set in an unparalleled quiet location that feels like a serene escape. Plus, the single attached garage is heated for year-round comfort and convenience. Perfectly situated, this home is just moments away from Stoney Trail for easy commuting, reliable transit options, and a variety of shopping destinations, making everyday errands and outings a breeze. Don't miss this opportunity to call Woodlands on the Park your new home!