

24 Wood Crescent SW
Calgary, Alberta

MLS # A2267237

\$709,000

Division:	Woodlands		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 650
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Beautifully renovated end unit townhome, over 2056 sq ft of living space, and backing directly onto a golf course—offering privacy, views, and a serene lifestyle. Inside, the main floor has been thoughtfully updated with modern finishes including all new light fixtures and luxury vinyl plank flooring. A front office with elegant French doors provides a quiet workspace while allowing natural light to stream through. The open-concept kitchen and living room make entertaining a pleasure, with a stunning wall of windows inviting in natural light and showcasing your exclusive outdoor retreat overlooking the golf course. The kitchen has black and white cabinetry with Quartz countertops, a large island with seating for four, abundant counter and cupboard space, and stainless-steel appliances. The living room is very spacious and features a Bluetooth-enabled electric fireplace that can also act as a speaker! A formal dining room, separate laundry room, a half bath, and access to the attached double car garage complete this level. Upstairs, you’ll find three generously sized bedrooms. The primary retreat is exceptionally spacious and includes access to a private balcony with views of the greenspace. The spa like ensuite offers a deep standalone tub, double sinks, separate shower, and a walk-in closet with organizers. A second beautifully renovated full bathroom serves the additional bedrooms, which also enjoy views of the golf course. The basement offers one finished room with the remainder ready for your personal touch. Outdoor living is where this home truly shines—enjoy a private patio facing the golf course with no neighbours behind, plus additional green space beside the unit. Don’t be surprised when the deer come for a visit! The furnace, hot water tank and electrical were updated in 2022, and the A/C is a couple years old. The exterior has

been freshly painted. The location can't be beat: a quiet street and backing onto Canyon Meadows Golf Course!