

# \$898,800 - 24 Woodgate Bay Sw, Calgary

MLS® #A2222791

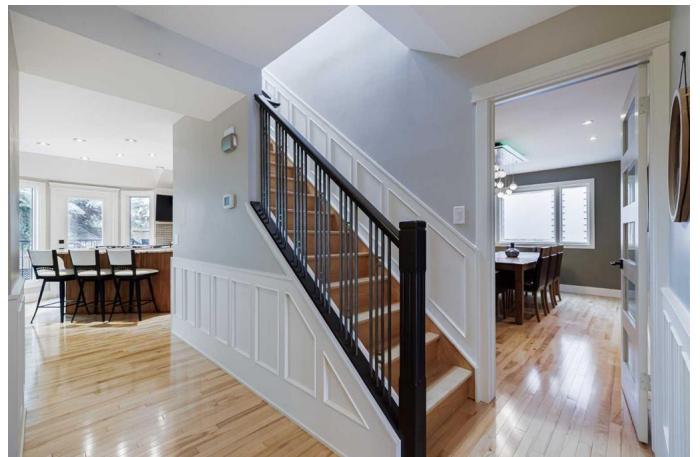
**\$898,800**

3 Bedroom, 4.00 Bathroom, 2,016 sqft

Residential on 0.13 Acres

Woodlands, Calgary, Alberta

**\*\* OPEN HOUSE SATURDAY, MAY 24th 1:00-4:00pm. \* PLEASE CHECK OUT THE VIDEO TOUR\*\*** Fantastic Location! Spectacular view of Fish Creek park. An immaculate move-in ready beautifully upgraded and renovated home! Over \$103,200.00 in recent upgrades including new 32' x 12' deck and railing, Jacuzzi hot tub, custom built wall unit in dining room and wardrobe in primary bedroom. New carpet on lower level. New electrical panel. New sewer line and storm drainage from basement to property line and new concrete driveway section. Recently renovated home with premium Pella & Marvin windows throughout, all new interior doors, 50-year warranty asphalt roof, two newer furnaces and A/C units and new hot water tank in 2021. Custom walnut built-ins, kitchen cabinets and bedroom closets. In-floor heat in the bathrooms. This well-designed home features front living room/flex area that is perfect formal living or large home office. Spacious inviting Family Room with fireplace and wet bar, perfect for family and entertaining. Large custom detailed chef's dream kitchen with five burner gas cooktop, French door fridge, wall oven and built-in microwave oven. Custom designed walnut cabinets. Abundance of granite counters and angled island with eating bar. French door to the expansive new deck with hot tub and views of Fish Creek Park! A huge private dining room. Expansive primary bedroom with south facing balcony that



overlooks the park. Three custom built wardrobes, elegant four-piece ensuite bathroom with double vanity and adjacent large bright laundry room. Two additional large bedrooms and four-piece bathroom with soaker tub. Wonderful lower family games/media room with brick fireplace and cedar walls, new carpet and convenient three-piece bathroom. Spacious lower flex room, gym area and cold room. Large double heated attached garage. An outstanding home featuring underground sprinklers and built-in vac. system with attachments. Beautifully landscaped yards located on one of the most sought-after streets in Woodlands! This sought-after community offers so much, including public and private schools and St. Mary's University. A short 5-minute drive to the Fish Creek /Lacombe LRT station. Nearby shopping centres and services plus easy access to major transportation routes. This home has an assessed value of \$1,050,000.00 by the City of Calgary for 2025.

Built in 1980

**Essential Information**

MLS® #	A2222791
Price	\$898,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,016
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	24 Woodgate Bay Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4B8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office                RE/MAX First

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