

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

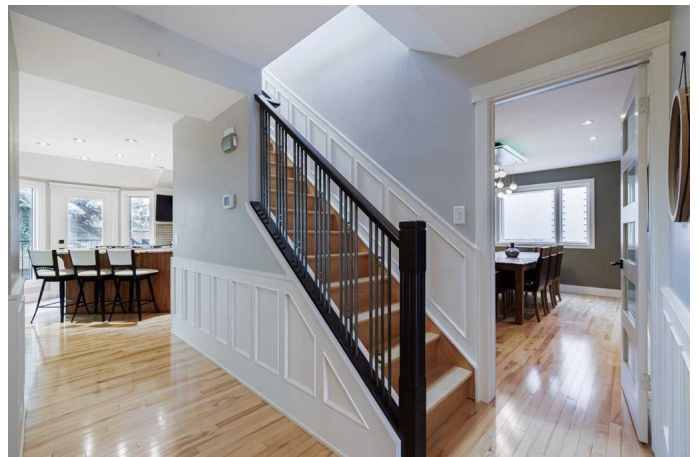
MLS® #A2222791

\$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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