

123 Woodsman Lane SW
Calgary, Alberta

MLS # A2274378



\$388,000

Division:	Woodbine		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Quartz Counters, Storage, Tankless Hot Water		

Inclusions: Radon system

Welcome to the beautiful community of Woodbine! This exceptional end-unit townhouse offers 2 bedrooms plus a spacious loft that can be easily converted into a 3rd bedroom with Board approval. Fully renovated from top to bottom, it delivers true move-in-ready comfort and style. A brand-new front door opens into a bright, modern interior featuring a custom front closet, fresh paint throughout, and new windows with custom blinds. The south-facing patio doors and primary bedroom windows include Argon gas inserts for enhanced energy efficiency, and blackout blinds ensure peaceful, restful nights. The chef-inspired kitchen showcases new cabinetry, quartz countertops, Spanish tile backsplash, a Blanco sink and faucet, and a custom pantry. Smart storage upgrades include a ShelfGenie pull-out drawer system in the lower cabinets and a convenient pull-out drawer beneath the sink in the main-floor powder room. High-quality appliances include a new gas range and oven, refrigerator, dishwasher, and a reverse osmosis water filtration system. The main level is finished with stunning German-engineered hardwood, while the staircase and upper floor feature durable luxury vinyl plank. The primary bedroom and upper landing include a new custom closet, upgraded lighting, and a stylish ceiling fan. This home is equipped with modern smart-home features such as a Nest Doorbell, AirThings monitor, and a remote thermostat. The fully finished basement offers a cozy retreat with an oak bar, overhead wine rack, updated bar faucet, and a warm, inviting recreation room ideal for movie nights or entertaining. Major system upgrades provide added peace of mind: a high-efficiency furnace, tankless water heater, air conditioner, water softener, and radon mitigation system — all with transferable warranties. Step outside to enjoy the new Fiberon deck and the low-maintenance

fenced backyard, perfect for evening relaxation and weekend gatherings. This home is ready for you to step in with nothing to do but enjoy.