

# **\$655,000 - 256 Woodstock Place Sw, Calgary**

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MLS® #A2251615

**\$655,000**

4 Bedroom, 4.00 Bathroom, 2,031 sqft

Residential on 0.10 Acres

Woodlands, Calgary, Alberta

Okay, here it is, your chance to get into a large two story home, almost 2100 sq' plus a fully developed basement, and a home that is sitting on a quite street with many fine homes around it and not have to pay a exorbitant price for it. This is a very solid home with a excellent floor plan, large living and family room and the kitchen looks into the family room and out into the back yard with sliding patio doors onto the deck. Upstairs are 3 good sized bedrooms, the master especially is a very good size with a spacious dressing area with double closets and huge 5 piece ensuite with a jetted tub. The lower level is fully finished, family room and a bedroom big enough for your mother in law if you want. There are a total of 4 bathrooms in this home, main floor laundry with a separate entrance into the yard , wood burning fireplace in the family room and a large double attached garage. The yard has many trees and is quite private. Recent upgrdes include roofing and HE furnace. Woodlands is a excellent community with many fine parks, schools, shopping, transit close by and it is in walking/ biking distance to Fish Creek park and the many trails that abound there. Plus Stoney Trail is a short drive away and that gives you immediate access to all parts of our great city. Come and have a look.

Built in 1982

## **Essential Information**



|                |             |
|----------------|-------------|
| MLS® #         | A2251615    |
| Price          | \$655,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,031       |
| Acres          | 0.10        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 256 Woodstock Place Sw |
| Subdivision | Woodlands              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 5W4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Storage, Wet Bar |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                 |
| Heating           | High Efficiency                                                   |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Wood Burning                                                      |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Playground                                                                 |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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