



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 WOODFERN Rise, Calgary T2W 4S2**

MLS®#: **A2147986**

Area: **Woodbine**

Listing Date: **07/13/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar: **4,736 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,145**

Low Sqft:

Ttl Sqft: **1,145**

DOM

**65**

Layout

Beds: **4 (3 1 )**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Lawn,Rectangular Lot**  
Park Feat: **Alley Access,Concrete Driveway,Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Brick,Cedar,Wood Siding**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`8" x 6`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>3`0" x 6`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`0" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 8`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`7" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 7`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 15`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`7" x 12`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>14`7" x 16`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`0" x 7`4"</b>
<b>3pc Bathroom</b>	<b>Third</b>	<b>5`0" x 9`8"</b>
<b>Other</b>	<b>Main</b>	<b>22`0" x 24`0"</b>





