

52 WOODFERN Rise, Calgary T2W 4S2

A2147986 Woodbine Listing 07/13/24 List Price: \$649,900 MLS®#: Area:

Status: Active County: Calgary Change: Association: Fort McMurray -\$20k, 16-Aug

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: 1980 Year Built: **Lot Information**

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

> Low Sqft: Ttl Sqft:

4,736 sqft 1,145

> <u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

65

2 Garage Sz: 2

4 (3 1)

3.0 (3 0)

4 Level Split

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

1,145

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air Heating:

Sewer: Ext Feat: **Private Yard** Brick, Cedar, Wood Siding

Flooring: Carpet, Vinyl Water Source: Fnd/Bsmt:

Poured Concrete

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

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

Utilities:

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`8" x 6`10"	Dining Room	Main	9`6" x 11`10"
Mud Room	Main	3`0" x 6`9"	Kitchen	Main	11`10" x 12`0"
Bedroom - Primary	Upper	12`0" x 13`8"	Bedroom	Upper	8`7" x 12`0"
Bedroom	Upper	8`5" x 8`10"	Family Room	Lower	14`7" x 16`0"
Bedroom	Lower	9`7" x 10`0"	4pc Ensuite bath	Second	5`0" x 7`4"
4pc Bathroom	Second	5`0" x 7`4"	3pc Bathroom	Third	5`0" x 9`8"
Living Room	Main	11`1" x 15`10"	Other	Main	22`0" x 24`0"

Other Main 8`3" x 22`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **8010279**

Remarks

Pub Rmks:

((((Open House Saturday, Sept 21st, 2-4;30))))This beautifully renovated 4-level split home in the peaceful Woodbine neighborhood is truly exceptional. Boasting 4 bedrooms, 3 full bathrooms, and a spacious living area totaling 1546 sqft, this residence offers a comfortable and inviting space for families. The modern upgrades, such as new paint, new vinyl and carpet flooring, a stylish kitchen with new quartz countertops and new stainless steel appliances - elevate the home's appeal. The abundance of natural light in the living room creates a warm and welcoming atmosphere, while the wood-burning fireplace in the lower-level living area adds a cozy touch. The detached double garage and front single driveway provide ample parking options for convenience. With a brand new washer and dryer, recent replacement of the house and garage shingles, along with the high-efficiency furnace - ensure the home is well-maintained and energy-efficient. Don't miss out on the chance to view this remarkable property - schedule a showing today!

Inclusions: Washer, Dryer, Refrigerator, Electric Stove, Dishwasher, Microwave

Property Listed By: TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















