



THE
A-TEAM

**RE/MAX
FIRST**

127 WOODFIELD Road, Calgary T2W 5K5

MLS®#: **A2156596** Area: **Woodbine** Listing Date: **08/09/24** List Price: **\$878,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **6,566 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,040**
 Low Sqft:
 Ttl Sqft: **2,040**

DOM

40
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Shake** Construction: **Brick,Stucco**
 Heating: **Central,Natural Gas** Flooring: **Hardwood,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Closet Organizers,French Door,High Ceilings,Pantry,See Remarks,Stone Counters,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`6" x 6`9"	Kitchen	Main	17`4" x 9`1"
Living Room	Main	17`8" x 12`1"	Dining Room	Main	13`3" x 9`10"
Family Room	Main	14`11" x 14`1"	2pc Bathroom	Main	6`8" x 4`2"
Bedroom	Main	10`3" x 9`0"	Laundry	Main	7`8" x 6`11"
Bedroom - Primary	Second	14`8" x 11`3"	Walk-In Closet	Second	6`0" x 5`11"
5pc Ensuite bath	Second	12`6" x 10`9"	Bedroom	Second	11`4" x 11`2"
Bedroom	Second	10`10" x 10`3"	4pc Bathroom	Second	9`2" x 4`11"

**Game Room
Storage**

**Lower
Lower**

**30`6" x 26`6"
7`7" x 7`6"**

Storage

Lower

21`0" x 18`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8111807

Zoning:

R-C1

Remarks

Pub Rmks:

AMAZING custom home by esteemed luxury builder, Statesman Homes. This south-backing WALKOUT features an architectural central staircase that makes a GRAND impression as you enter through the STATELY double-door entrance. The main floor spans an IMPRESSIVE 1250 sq. ft., boasting a newly RENOVATED modern kitchen with reconfigured layout and new stone countertops. Enjoy meals in the large dining area overlooking the south backyard. The main floor also offers both formal and informal living spaces with SOARING ceilings, plus a RARE front bedroom/office located conveniently off the front entrance. This 4-BEDROOM home is BEAUTIFULLY UPDATED throughout, with newer vinyl flooring, hardwood, and tile—no musty carpet! Fresh paint throughout the home and updated fixtures enhance all bathrooms. All bedrooms and living rooms feature new vinyl windows. The entrance showcases a newer French door, and there is a newer patio door as well. A hot water tank was recently installed, and the house has two furnaces, allowing for separate temperature control on each floor. The rear balcony has been updated and the lower-level deck is new, providing perfect spots for outdoor relaxation. The partially developed walkout basement offers an additional 1100 sq. ft. with a separate entrance, making it ideal for a nanny suite, student abode, or expanded family living space. The outdated lower-level configuration and materials have mostly been removed. Please see the proposed floor plan as a potential option for this space. This home is not to be overlooked! It is the perfect combination of luxury, functionality, and endless potential. Located within the estate area of Woodbine, this coveted location is steps from Fish Creek Park and a short distance to the newly finished ring road and Costco.

Inclusions:

Property Listed By:

Play structure

Real Broker

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