



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 WOODBOROUGH Road, Calgary T2W 4Y3**

MLS® #: **A2157409**

Area: **Woodbine**

Listing Date: **08/14/24**

List Price: **\$824,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1982**  
Lot Information  
Lot Sz Ar: **5,371 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,759**  
Low Sqft:  
Ttl Sqft: **1,759**

DOM

**99**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Garden, Private Entrance, Private Yard**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s)**  
Int Feat: **Built-in Features, Closet Organizers, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`2" x 7`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`7" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>20`3" x 11`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`3" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 5`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>26`9" x 16`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 10`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`9" x 3`3"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 10`4"</b>
<b>Storage</b>	<b>Second</b>	<b>7`5" x 4`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`0" x 8`11"</b>

4pc Bathroom	Basement	8`8" x 4`11"	Furnace/Utility Room	Basement	12`3" x 9`6"
Title:			Legal/Tax/Financial		
Fee Simple		Zoning:			
Legal Desc:		R-C1			
8110356					
Remarks					
Pub Rmks:					
<p>Pinnacle Living in this meticulously renovated 2-storey home with over 1,759 sqft of above-grade living space. Nestled in the family-friendly community of Woodbine, this stunning home features a modern open design that invites a wealth of natural light due to the large and numerous windows. Upon entry, the 1st floor welcomes you with an illuminating entrance that sets the tone for the elegance that follows. The expansive living, dining and family rooms offer the perfect setting for both intimate gatherings and lavish entertaining. The living room features a contemporary fireplace, great for those cold impending nights to come, and complete with built-in shelving. The color palette is quite striking with the crisp white walls and window trim against a cooling contrast of the black accents on the fireplace, doors and hardware, and complimented by the light oak flooring throughout. The well-designed kitchen has all the modern touches to create those delectable delights. With brand-new stainless-steel appliances, sleek quartz countertops, and subway tile backsplash, there are a ton of cabinets and counter-space, plus a large window over the sink, looking out to the sunny south-west facing backyard. The spacious dining room features a stylish designer pendant light, 3 large windows, and also provides access to the yard via the rear door, with bay windows on either side. The main floor also features a large family room and convenient powder room, tucked around the corner for guests. Venture upstairs to discover the large, bright owner’s suite, complete with a large walk-in closet and 3 piece ensuite with an oversized walk-in shower. Additionally, there are 2 more bedrooms and 4 piece ensuite with bath-tub, plus an extra storage/flex space. The fully finished carpeted basement offers an additional 805 sqft and is a perfect teenage retreat or for those that love to entertain! There is a generously sized recreation room, 4th bedroom, 4 piece bathroom and utility room. The rear yard features a great sized deck and tiered yard with established garden beds, plus large green space - which is perfect for the kids or dogs to play! The double front attached garage provides you with 4 parking spots. The attention to detail in the finishings and craftsmanship, combined with designer touches and a serene color palette, showcases the exceptional renovations in this home. From the inviting curb appeal, as soon as you enter this home, you will be impressed with the high quality of renovations, meaning all you have to do is Move In! Book your showing today! 1 YEAR HOME WARRANTY- On all work completed by Waveline Properties.</p>					
Inclusions:		none			
Property Listed By:		Town Residential			

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





















