



THE
A-TEAM

**RE/MAX
FIRST**

27 WOODFORD Court, Calgary T2W5Y3

MLS® #: **A2158996** Area: **Woodbine** Listing Date: **08/21/24** List Price: **\$735,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,747 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,119**
 Low Sqft:
 Ttl Sqft: **2,119**

DOM

28
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace Insert,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**

Construction: **Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Closet Organizers,French Door,Granite Counters,Kitchen Island,No Smoking Home,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`0"
Dining Room	Main	11`6" x 12`6"
Foyer	Main	8`5" x 5`5"
Laundry	Main	7`3" x 11`0"
4pc Bathroom	Upper	5`1" x 9`4"
Bedroom	Upper	9`8" x 12`2"
Bedroom - Primary	Upper	12`0" x 19`7"

Room	Level	Dimensions
Breakfast Nook	Main	9`6" x 10`1"
Family Room	Main	13`11" x 15`5"
Kitchen	Main	13`9" x 12`7"
Living Room	Main	12`2" x 16`6"
5pc Ensuite bath	Upper	13`11" x 9`4"
Bedroom	Upper	12`2" x 12`5"
Walk-In Closet	Upper	7`8" x 6`5"

3pc Bathroom
Family Room
Office
Furnace/Utility Room

Lower
Lower
Lower
Lower

5`5" x 8`5"
11`4" x 14`9"
8`3" x 9`8"
12`4" x 5`2"

Bedroom
Flex Space
Storage

Lower
Lower
Lower

11`4" x 8`11"
12`10" x 11`11"
11`7" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911158

Zoning:
R-C1

Remarks

Pub Rmks:

Back on the market and waiting for a wonderful new family to call home! An exceptional price for this beautifully updated home nestled on a quiet cul-de-sac. Numerous upgrades include: All Poly B replaced with PEX (2024), New Interior Paint (2024), Tiled Kitchen Backsplash (2024), Air Conditioning (2021), HWT (2021), Furnace (2021), Engineered Hardwoods on Main & Upper (2021), Induction Cooktop (2021), Shingles and Eaves (2017), Light Fixtures on Main and Upper (2021). The welcoming grand foyer & stunning curved staircase set the stage for this exceptional home flowing into the front formal living room and adjoining dining room, perfect for hosting family and friends. The renovated kitchen features an abundance of modern timeless white cabinetry, brand new vivid white subway tile back splash, granite countertops, centre island, built-in wall oven & built-in microwave and induction cooktop all adjoining the bright kitchen nook adjoining the captivating family room featuring an elegant tiled faced gas fireplace. The generous main floor laundry room with convenient mudroom connecting to the attached oversized double garage & private 2-piece bath all showcase this stunning main floor. Ascend to the grand staircase to discover a large primary bedroom boasting a luminous 5-piece ensuite with large soaker tub, oversized corner shower, in-floor heating & double vanity. The 2 well-appointed bedrooms with walk in closets and spacious 4-piece bath make this the ideal upper level. The fully finished basement boasts a large recreation room, flex room for your at home work-outs, private quiet office space to make working from home easier, designated bedroom for over night guests (no window), spacious 3-piece bath with loads of extra storage for towels and toiletries as well as a furnace room with extra storage for your seasonal items. The back yard is the ideal outdoor space to enjoy, lots of room for your favourite BBQ grill on the oversized deck constructed with composite decking, white railings & privacy screen, with an adjoining private outdoor dining space on a paver stone patio surrounded in mature lush shrubs. Walking distance to Woodbine Elem School (K-6), Woodbine Square with Safeway, Shoppers Drug Mart, Walk-in Clinic, Tim Hortons and Patisserie Du Soleil and #56 Calgary Transit stops. A quick drive to St Jude Separate School (K-6), Fish Creek Park & the many amenities of the Shops at Buffalo Run with Costco & future Superstore. Close to Anderson Rd, 14th Street & South Stoney Trail. This exquisite home is a must see!

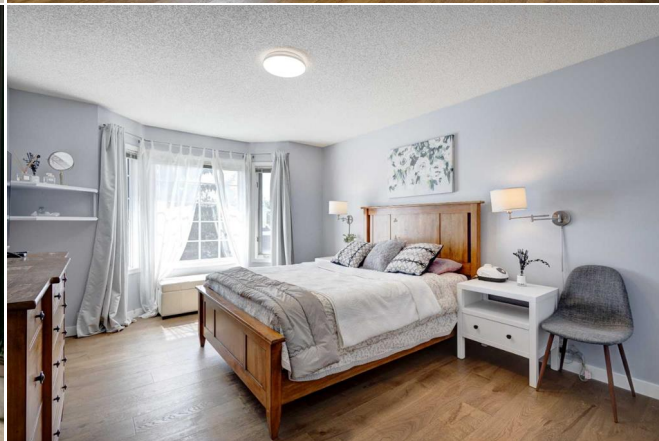
Inclusions:
Property Listed By:

Window Coverings
RE/MAX Landan Real Estate

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











27 Woodford Ct SW, Calgary, AB

Main Floor Exterior Area 1388.57 sq ft
Interior Area 1386.55 sq ft
Excluded Area 489.99 sq ft



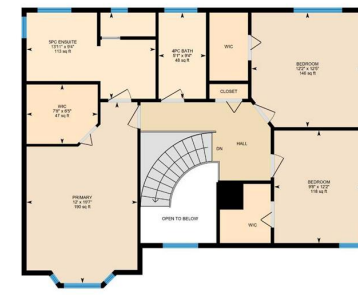
PREPARED: 2024/09/20



White regions are excluded from total floor area in iGUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Woodford Ct SW, Calgary, AB

2nd Floor Exterior Area 370.83 sq ft
Interior Area 370.83 sq ft
Excluded Area 57.48 sq ft



PREPARED: 2024/09/20



White regions are excluded from total floor area in iGUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Woodford Ct SW, Calgary, AB

Basement (Below Grade) Exterior Area 1039.42 sq ft
Interior Area 820.50 sq ft



PREPARED 2024/08/20



While regions are excluded from total floor area in GEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.