



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 WOODVIEW Court, Calgary T2W4X4**

MLS®#: **A2159560**

Area: **Woodlands**

Listing Date: **08/29/24**

List Price: **\$649,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area  
Abv Sqft: **1,533**  
Low Sqft:  
Ttl Sqft: **1,533**

Lot Information

Lot Sz Ar: **4,273 sqft**  
Lot Shape:

DOM

**20**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Lawn,Street Lighting**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Humidity Control,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**  
Int Feat: **Pantry,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Game Room	Basement	11`11" x 17`7"
2pc Bathroom	Basement	
Kitchen	Main	8`6" x 16`6"
Living Room	Main	13`4" x 16`8"
Bedroom - Primary	Second	14`2" x 11`11"
Bedroom	Second	8`0" x 11`10"
4pc Ensuite bath	Second	

Room	Level	Dimensions
Bedroom	Basement	11`9" x 10`6"
Family Room	Main	14`0" x 11`8"
Dining Room	Main	10`6" x 9`11"
2pc Bathroom	Main	
Bedroom	Second	11`0" x 9`4"
4pc Ensuite bath	Second	

Title: **Fee Simple**  
Legal Desc: **8011518**  
Zoning: **R-C1N**

Remarks

Pub Rmks: **This family orientated, fully renovated two-storey home in the desirable Woodbine area offers over 2200 SqFt of developed modern living space. With four spacious bedrooms and four bathrooms, including three bedrooms on the second floor, it's designed for comfort and convenience. Enjoy luxurious features like brand new luxury vinyl plank flooring, stylish ceramic tiles, and plush carpets. The main level boasts a cozy wood-burning fireplace in the family room, while the kitchen impresses with fresh quartz countertops, soft-close cabinets, and brand-new stainless-steel appliances. Enjoy summer nights on the expansive deck that offers multiple locations for outdoor dining and lounge areas to enjoy with family and friends. Complete with an attached garage, this home is ideally situated just moments from shopping amenities, excellent schools, and is under thirty minutes to the downtown core.**

Inclusions: **N/A**  
Property Listed By: **Coldwell Banker Mountain Central**

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







