



THE
A-TEAM

**RE/MAX
FIRST**

88 WOODMARK Crescent, Calgary T2W 4Z2

MLS®#: **A2174096**

Area: **Woodbine**

Listing Date: **10/19/24**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Finished Floor Area

Abv Sqft: **1,711**
Low Sqft:
Ttl Sqft: **1,711**

Lot Information

Lot Sz Ar: **6,350 sqft**
Lot Shape:

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,No Smoking Home,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|----------------|
| Living Room | Main | 12`5" x 10`9" |
| Kitchen | Main | 13`0" x 12`1" |
| 2pc Bathroom | Main | 5`6" x 4`7" |
| Bedroom | Upper | 10`2" x 9`0" |
| 5pc Ensuite bath | Upper | 9`1" x 6`8" |
| Game Room | Lower | 21`10" x 15`4" |

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Dining Room | Main | 10`0" x 9`8" |
| Family Room | Main | 19`8" x 11`11" |
| Bedroom - Primary | Upper | 14`1" x 12`10" |
| Bedroom | Upper | 10`0" x 9`7" |
| 4pc Bathroom | Upper | 8`4" x 5`11" |
| Exercise Room | Lower | 24`2" x 12`0" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8611350

Zoning:
R-CG

Remarks

Pub Rmks: **Situated on a quiet crescent with a tot lot close to shopping and schools, this spacious two story split level has an awesome location. The traditional floor plan features a bright living/dining room combination with vaulted ceilings and a sky light. There are REAL hardwood floors throughout the home on the main and upper floors. The updated island kitchen sports solid oak cabinetry, granite counters, stainless steel appliances with an eye catching tile backsplash. The kitchen is open to a huge family room with a gas fireplace. From the family room, walk onto a patio and enjoy the spacious and well treed yard. Off the family room is a two piece bath with a main floor laundry. Proceed upstairs to find three well sized bedrooms including a master with a fabulously renovated five piece en suite with dual vanities and a walk in closet. The main bathroom that services the other two bedrooms has been also renovated. Need more space? The lower level offers a large rec room with a wet bar, storage, and another room that would make an excellent exercise or play room. Do not miss this wonderful home in the well established community of Woodbine.**

Inclusions:
Property Listed By: **None**
Royal LePage Solutions

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









