



THE
A-TEAM

**RE/MAX
FIRST**

56 WOODFORD Close, Calgary T2W 5P3

MLS®#: **A2174363**

Area: **Woodbine**

Listing Date: **10/25/24**

List Price: **\$655,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 10-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Finished Floor Area
Abv Sqft: **1,686**
Low Sqft:
Ttl Sqft: **1,686**

DOM

27
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,897 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Central Vacuum, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9'7" x 8'11"
Family Room	Main	13'5" x 15'3"
Dining Room	Main	9'0" x 11'11"
2pc Bathroom	Main	4'8" x 4'11"
Bedroom - Primary	Upper	14'8" x 16'5"
Bedroom	Upper	12'8" x 8'6"
4pc Bathroom	Upper	7'7" x 6'0"

Room	Level	Dimensions
Breakfast Nook	Main	11'11" x 7'10"
Living Room	Main	14'2" x 11'11"
Laundry	Main	8'0" x 6'9"
Foyer	Main	9'7" x 7'3"
3pc Ensuite bath	Upper	7'8" x 6'8"
Bedroom	Upper	10'0" x 10'10"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

8911161

Remarks

Pub Rmks: **FAMILY-FRIENDLY | PRIVATE BACKYARD | GREAT LOCATION | Tucked away in a quiet cul-de-sac, this spacious 3-bedroom home in the family-friendly neighbourhood of Woodbine is the perfect blend of comfort, convenience, and potential! Step inside to find a welcoming front living room with large windows that lets in tons of NATURAL LIGHT, highlighting the elegant archways and HARDWOOD FLOORS. The spacious dining room provides the perfect setting for family meals or hosting guests. Kitchen features warm oak cabinetry, STAINLESS STEEL appliances, and ample counter space, with a window overlooking the backyard—perfect for keeping an eye on the kids while they play. The adjacent BREAKFAST NOOK features a BAY WINDOW and provides easy access to the deck and private backyard. Just off the kitchen, the family room invites you to relax by the charming brick FIREPLACE, creating the perfect spot to unwind. 2-piece powder room and laundry area complete the main floor. Upstairs, the LARGE PRIMARY bedroom offers a peaceful retreat—this room easily accommodates a king-size bed and additional furniture, while the ensuite features a glass-enclosed shower and spacious vanity. Two additional bedrooms are ideal for family members, guests, or a home office. 4-piece main bathroom. The UNFINISHED LOWER LEVEL offers endless potential for customization, whether you envision a home theatre, gym, recreation area, or additional bedroom. The PRIVATE BACKYARD is a sanctuary with mature trees. Large deck is ideal for outdoor entertaining, and the yard offers plenty of room for kids or pets to play. This home offers the opportunity for updates to truly make it your own. From refreshing the kitchen to personalizing the living spaces, the potential for adding your own style and modern touches is endless. FANTASTIC LOCATION!! Just minutes to Woodbine School and St. Jude School making school drop-offs a breeze. Close to Fish Creek Park, perfect for outdoor activities like hiking and biking. You'll enjoy being near Woodbine Square Shopping Centre. For fitness enthusiasts, the Southland Leisure Centre offers pools, skating rinks, and fitness facilities. Plus, with easy access to Stoney Trail, commuting around Calgary is super convenient. DON'T MISS OUT on the opportunity to update and personalize this Woodlands home—it's a must-see!**

Inclusions: **Freezer (Basement), Mirror (in main floor powder room)**
 Property Listed By: **RE/MAX First**

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







