



THE
A-TEAM

**RE/MAX
FIRST**

43 WOODFORD Court, Calgary T2W 5Y3

MLS® #: **A2174699**

Area: **Woodbine**

Listing Date: **10/23/24**

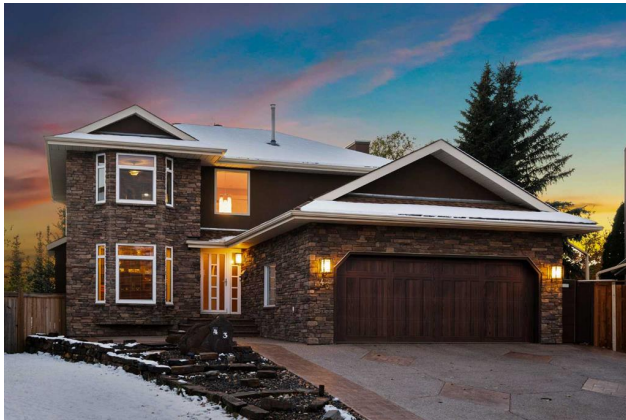
List Price: **\$999,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,144**

Low Sqft:

Ttl Sqft: **2,144**

Lot Information

Lot Sz Ar: **11,657 sqft**

Lot Shape:

DOM

6

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **8**

Garage Sz: **5**

Access:

Lot Feat:

Back Lane,Back Yard,Cul-De-Sac,Gazebo,Low Maintenance Landscape,Landscaped,Yard Lights,Pie Shaped Lot,Private,Treed

Park Feat:

Additional Parking,Alley Access,Double Garage Attached,Double Garage Detached,Drive Through,Oversized,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard,Storage**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Stone**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`10"
Foyer	Main	9`9" x 10`1"
Laundry	Main	7`2" x 10`11"
Office	Main	12`1" x 12`2"
4pc Bathroom	Upper	4`10" x 9`2"
Bedroom	Upper	11`10" x 12`2"

Room	Level	Dimensions
Dining Room	Main	9`4" x 10`0"
Kitchen	Main	25`6" x 12`3"
Living Room	Main	13`11" x 15`5"
Pantry	Main	12`3" x 3`10"
4pc Ensuite bath	Upper	13`3" x 9`0"
Bedroom	Upper	11`11" x 12`1"

Bedroom - Primary	Upper	11`9" x 19`9"	4pc Bathroom	Basement	4`10" x 9`7"
Other	Basement	11`1" x 8`1"	Bedroom	Basement	12`5" x 11`6"
Game Room	Basement	27`4" x 26`2"	Storage	Basement	6`1" x 8`7"
Furnace/Utility Room	Basement	12`7" x 8`7"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **8911158**

Remarks

Pub Rmks: **Immaculate, custom-built family home featuring numerous upgrades, two oversized garages, and RV parking on a massive, private pie-shaped lot spanning over a quarter acre (0.27 acres)! This original-owner property is neatly tucked away on a quiet cul-de-sac, right next to Woodford Crescent Park. The upgraded Innotech European front door welcomes you into an elegant foyer, featuring soaring ceilings, abundant natural light, and Sierra Stone flooring underfoot. Step into the heart of the home, where you'll find a fully renovated kitchen featuring an abundance of custom cabinetry, a spacious eat-in island, granite countertops, rich hardwood flooring, a convenient beverage fridge, and a massive walk-in pantry. The spacious dining room overlooks the sprawling backyard and provides access to the upper outdoor area, which features Duradeck, a gas BBQ hookup, and a spiral staircase. The kitchen and dining areas flow seamlessly into the sunken living room, highlighted by a charming gas fireplace with a stone surround. Completing the main level is the executive office, featuring custom built-ins and a stunning bay window, as well as a fully renovated two-piece washroom with a stone accent wall and granite vanity. The laundry area/mudroom is equipped with a convenient utility sink. Ascend the stately curved staircase to the second floor, where you'll find hardwood flooring throughout and three generously sized bedrooms, including the primary retreat with a walk-in closet and a fully renovated spa-like ensuite. The ensuite features a large soaking tub, a walk-in shower, heated flooring, a granite vanity, and beautiful tile work. Completing the second level is another renovated four-piece bathroom, along with a spacious linen closet conveniently located nearby. The fully developed walk-out basement offers additional practical living space, featuring an expansive recreation room with a cozy gas fireplace, a complete wet bar with a refrigerator, a full four-piece bathroom, and a fourth bedroom with French doors. The Acorn Stairlift (which can remain or be removed at the buyer's preference) adds further convenience to this level. Additionally, there is a large, functional storage and utility area. Outside is arguably one of the best backyards in Woodbine! This professionally landscaped space features mature trees, a large wrap-around stamped patio, a gazebo, and European-style lighting. It also includes access to an oversized drive-through detached garage (24x32) that can accommodate three vehicles and all your toys, along with RV parking. Outstanding features of this home include upgraded Innotech windows throughout, Mars window coverings, a newer furnace and A/C, zero-maintenance front landscaping, a VacuFlo system, underground sprinklers, and a large storage shed. The front garage with epoxy flooring and a tall 18-foot-wide garage door allows for the potential of adding car lifts. This home truly has it all and must be seen! Come experience Woodbine's best!**

Inclusions: **Refrigerator X2**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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



