



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 WOODFERN Way, Calgary T2W4S7**

MLS®#: **A2177699**

Area: **Woodbine**

Listing Date: **11/07/24**

List Price: **\$700,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 02-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,274 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,092**  
Low Sqft:  
Ttl Sqft: **2,092**

DOM

**44**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Environmental Reserve,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Wood Frame,Wood Siding**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),High Ceilings,Skylight(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 17`6"	Family Room	Main	16`6" x 11`10"
Kitchen	Main	16`6" x 10`7"	Dining Room	Main	10`5" x 10`2"
Bedroom	Main	11`8" x 8`10"	Foyer	Main	7`0" x 6`2"
Laundry	Main	9`10" x 5`4"	2pc Bathroom	Main	6`4" x 5`2"
Bedroom - Primary	Upper	14`3" x 12`10"	Walk-In Closet	Upper	9`1" x 4`6"
4pc Ensuite bath	Upper	16`10" x 5`11"	Bedroom	Upper	16`2" x 9`2"
Bedroom	Upper	9`11" x 9`0"	3pc Bathroom	Upper	7`6" x 5`10"

Game Room

Basement

31`9" x 16`8"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

26`8" x 18`10"

Title:  
**Fee Simple**  
Legal Desc:

**8010279**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Nestled on a quiet, tree lined street in the desirable community of Woodbine, this beautifully upgraded home offers an unbeatable location fronting onto Woodborough Park and within walking distance to schools, parks, shops, and Fish Creek Park. With over 2700 sq ft of developed living space, you will have no issues growing into this home, with vaulted ceilings, central air conditioning, and a light filled, open concept layout. Recent updates are a hot water tank, furnace, new washer and dryer and exterior lights. The inviting living room features stunning park views, a beamed ceiling, and a sunny skylight, providing a relaxing atmosphere. The custom kitchen is a chef's dream, complete with stainless steel appliances, a gas cooktop, sleek two toned cabinetry, and a large breakfast bar island with extra storage. The adjacent dining room flows onto the back deck, making indoor outdoor entertaining a breeze. A cozy family room with a charming brick encased, wood burning fireplace, along with a guest bedroom or private office, powder room, and convenient laundry area round out the main level. Upstairs, the primary retreat includes a private west facing balcony overlooking the park, a large walk in closet, and a beautifully updated ensuite with a luxurious soaker tub. Two additional spacious bedrooms and a full bath complete the upper level. The expansive basement offers a versatile space to suit any family's needs. Outside, the backyard is a private oasis with mature landscaping, gardens, and a generous deck ideal for barbecues and relaxing. With quick access to nearby amenities, parks, schools, and pathways leading to Fish Creek Park, plus easy access to the ring road and Costco, this exceptional Woodbine home provides an unbeatable lifestyle. Don't wait to call this home!**

Inclusions:  
Property Listed By: **See Remarks  
Real Broker**

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





















