



THE
A-TEAM

**RE/MAX
FIRST**

137 WOODFIELD Close, Calgary T2W 3V4

MLS®#: **A2183095**

Area: **Woodbine**

Listing Date: **12/11/24**

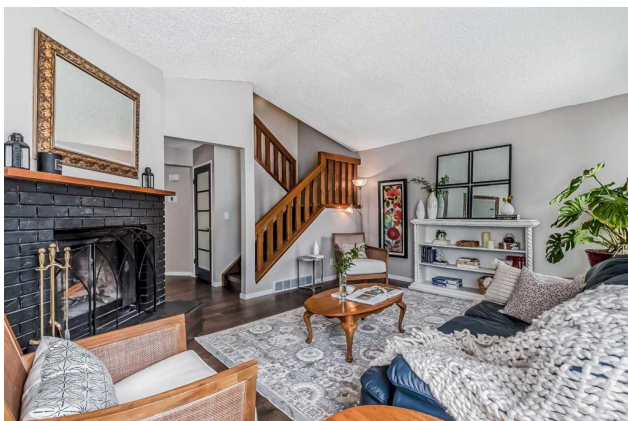
List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,307**
Low Sqft:
Ttl Sqft: **1,307**

Lot Information

Lot Sz Ar: **2,787 sqft**
Lot Shape:

DOM

10
Layout
Beds: **3 (3)**
Baths: **3.5 (2 3)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Rectangular Lot**
Park Feat: **Enclosed,Garage Door Opener,Oversized,Rear Drive,Single Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Quartz Counters,Steam Room,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 13`3"	Dining Room	Main	10`4" x 10`3"
Entrance	Main	7`0" x 6`3"	Kitchen	Main	9`7" x 11`5"
Nook	Main	7`7" x 8`1"	2pc Bathroom	Main	3`0" x 7`0"
Bedroom - Primary	Upper	12`3" x 11`3"	2pc Ensuite bath	Upper	5`8" x 4`9"
Bedroom	Upper	8`8" x 9`0"	4pc Bathroom	Upper	7`11" x 5`0"
Bedroom	Upper	8`8" x 8`10"	Laundry	Basement	7`9" x 9`6"
3pc Bathroom	Basement	4`11" x 11`8"	2pc Bathroom	Basement	3`0" x 5`3"

Game Room

Basement

11`9" x 15`2"

Den

Legal/Tax/Financial

Basement

12`7" x 11`4"

Title:
Fee Simple
Legal Desc:

7910309

Zoning:
R-CG

Remarks

Pub Rmks:

Ever dreamed of living in a fully renovated DETACHED home, in an established community, with amazing transportation options, that seamlessly blend together to create a harmonious lifestyle of natural beauty and modern amenities? WELCOME HOME. The heart of the home, the kitchen, is brand new (installed 2023), and will please even the most discriminating chef's with its floor to ceiling white cabinetry, quartz countertops, undermount sink, full height backsplash and new appliances, including GAS stove. The sun drenched kitchen and the adjoining eating area have easy-to-clean tile, and have a great view bay window, along with the patio door (installation pending) at the SOUTH manicured rear yard along with the large maintenance free deck. Returning inside, the living room is designed for the ultimate in relaxation, with its vaulted ceilings, timeless REAL wood fireplace, and dark stained ENGINEERED hardwood floors. The upper level features the master retreat with TV mount & hidden wiring (no dangling cords) and is complemented with it's private ensuite. Two generously sized children bedrooms and a full bathroom complete the upper level. Step into the fully renovated basement and discover a heaven of relaxation and entertainment. A standout feature is the expansive spa-like tub, perfect for unwinding after a long day. Adjacent to the tub, a well-appointed wet bar awaits, making hosting gatherings and movie nights a breeze. The icing on the cake is the inclusion of a lavish steam room, offering you a soothing escape from the stresses of daily life. Helping to keep you comfortable (and helping your pocket books) is a high efficient furnace, and AC for those hot summer days, as well as new vinyl windows. All of your shopping needs are easily met by Costco (less than 1 miles), and by Southcentre mall (~2 1/2 miles). If you desire the great outdoors, Fish Creek Park is a short 1/2 mile away; the ultimate outdoors, Bragg Creek is on a short 29 minute drive away. Woodbine benefits from the AMAZING connectivity of Stoney Trail as well as LRT (2 1/2 miles, Anderson Station). This property isn't just a house; it's a lifestyle. A harmonious blend of natural beauty, thoughtful design, and modern amenities creates an environment that nurtures both body and soul. Whether you're tending to your garden, relaxing on the deck, or enjoying the comforts of the interior, every facet of this home is designed to enhance your daily life. Don't miss out on the chance to own this slice of paradise. Arrange a viewing today and experience the epitome of luxurious living intertwined with the splendor of nature.Call your agent to book a viewing today.

Inclusions:
Property Listed By:

**Sheds in the backyard ,TV Mounts in Master Bedroom & Living Room , Refrigerator in basement
MaxWell Experts Plus Realty**

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











