



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 WOODFORD Court, Calgary T2W5Y3**

MLS® #: **A2205790**      Area: **Woodbine**      Listing Date: **03/26/25**      List Price: **\$669,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **5,328 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Finished Floor Area

Abv Sqft: **1,370**  
 Low Sqft:  
 Ttl Sqft: **1,370**

DOM

**10**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`5" x 9`3"	Kitchen	Main	12`1" x 17`8"
Living Room	Main	12`0" x 14`2"	3pc Bathroom	Lower	5`1" x 10`4"
Family Room	Lower	14`7" x 21`3"	Bedroom	Lower	10`10" x 12`9"
4pc Bathroom	Second	5`7" x 8`8"	4pc Ensuite bath	Second	5`6" x 8`9"
Bedroom - Primary	Second	13`11" x 12`1"	Bedroom	Second	9`3" x 10`0"
Bedroom	Second	11`5" x 10`9"	Den	Lower	10`6" x 12`10"
Game Room	Second	30`0" x 12`10"			

Title: **Fee Simple**  
 Zoning: **R1**  
 Legal Desc: **8911158**

Remarks

Pub Rmks: **Over 2600 square feet of developed living space providing lots of room for your growing family and located in the desirable community of Woodbine! This home has a bright and spacious floor plan with high vaulted ceilings over the living and dining room. Beautiful Brazilian walnut flooring flows throughout all three floors. The kitchen has a moveable island with newer appliances such as a stainless fridge and stove as well as a built-in microwave, hood fan and dishwasher. There is garden door access to a large newer deck for BBQing and outdoor enjoyment. The upper level has a primary with a 4 piece ensuite and another 4 piece bath with two more bedrooms. The third level walk out has a 4th bedroom with easy access to a 3 piece bath. The laundry is conveniently located on this level as well. The family room has a cozy gas fireplace and double patio doors provide access to the back patio and unspoiled gardens. There are a few mature trees and a blank slate to create your own garden oasis with a sunny south exposure. A fully finished basement completes this family home with a large open rec area and Den. Home updates include shingles (approx 4 years) , Furnace (2020), Hot water tank (approx 3 years) Deck (approx 4 years), Fridge and Stove (approx 4 years). Close to schools and minutes from a kids play park!**

Inclusions: **N/A**  
 Property Listed By: **CIR Realty**

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









