



# 106 Woodborough Terrace Calgary Alberta

\$389,000

Welcome to Woodbine! This gorgeous 3 Bedroom, 1.5 Bath two-Storey Townhome is located in the quiet complex of Woodborough Terrace, one of the Calgary's most sought-after neighbourhoods. Thoughtfully updated with \$40,000 of recent upgrades (2023), such as a redesigned MODERN KITCHEN with CEILING HEIGHT CABINETS, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, NEW LIGHTING, ENGINEERED HARDWOOD & TILED FLOOR. Both bathrooms have been renovated with NEW CABINETS, COUNTERTOPS & FAUCETS, NEW BATHTUB WITH TILES TO CEILING and all window blinds. The open-concept floor plan with West-Facing front entrance and large window allows in ample natural sunlight, exuding warmth and sophistication. The living room with wood burning fireplace seamlessly connects to the dining room, creating an inviting atmosphere for gathering, whether for a meal or for everyday living. You will enjoy cooking in the modern and sleek kitchen, with new extra tall cabinets offering ample storage, quartz countertops and stainless steel appliances. The 2-piece bath is conveniently right by the door leading to the back yard, the place for your summer activities. On the upper level, you will find a spacious primary bedroom with a large closet. There are 2 additional bedrooms providing versatility, whether it be for family, guests, a home office, or hobby space. Completing this upper level, you will discover the new, 4-piece bathroom with new tub, tiles to ceiling, cabinet, countertop & faucet. The basement is unspoiled and awaiting your finishing touches along with a ton of storage space. High efficiency furnace was replaced in 2012, and all windows were replaced in 2011. The assigned parking is just a few steps from the entrance. Well maintained building with plenty of visitor parking. This beautiful home is IDEALLY located a few steps away from a bus stop, moments away from Schools, Playground, Fish Creek...

Foyer 8.25 Ft x 5.50 Ft  
 Living room 13.50 Ft x 10.75 Ft  
 Dining room 13.50 Ft x 7.50 Ft  
 Kitchen 11.00 Ft x 10.42 Ft  
 Other 4.67 Ft x 4.08 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft  
 Primary Bedroom 14.92 Ft x 10.50 Ft  
 Bedroom 14.42 Ft x 8.33 Ft  
 Bedroom 9.08 Ft x 8.25 Ft  
 2pc Bathroom 5.75 Ft x 4.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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