



# 16 Woodfield Way Calgary Alberta

\$779,900

Are you looking for a new LIFESTYLE?! Just imagine your kids can WALK to WOODBINE SCHOOL K-6 - ACROSS the street!!!! You no longer have to leave home early - to get parking for Parent Teacher Interviews or school concerts! PLUS a park/playground/ball diamonds - right out your front door. LOVE the outdoors? Fish Creek Park - and all the pathways - are a lovely 10 min walk away! 5 minute drive to COSTCO. 20 mins to get downtown! Woodbine is so perfectly located. This beautiful home has been LOVED by the current owners for almost 30 years...and now it is time for a new family to enjoy it! Perfect location facing WEST. Great curb appeal with home set back from the street. FRONT DECK added for your enjoyment! Sit and enjoy the WEST sun. Composite decking. Power AWNING to keep you covered - while you enjoy the warmth! Natural light floods thru this home - from front to back. Extensive brick decking in rear - perfect spot for morning coffees or family dinners. Loads of grassy space for kids or pets to play! Area on side that would work great for a future dog run! Backs onto pie lot - so no home directly behind! Home has been meticulously cared for. FOUR beds above grade OR 3 bedrooms + main floor office - whatever SUITS your needs. Walk in to a HUGE foyer. Gleaming hardwood through most of the main level. Vaulted ceilings. Windows. Such a welcoming HOME. Living/dining area offers views to the front and back. Kitchen was renovated 15 years ago. Granite counters, black appliances, island with room for stools and a sink that allows you to gaze outside at your beautiful new yard (or watch the kids!) Transition to your cozy family room area with gas fireplace directly from the kitchen - then head out to your amazing backyard space - with gas line for your BBQ! This level offers that fourth bedroom (or office), 2 piece bath, PLUS main floor laun...

3pc Bathroom 7.33 Ft x 7.17 Ft

4pc Bathroom 7.33 Ft x 9.17 Ft

Bedroom 11.00 Ft x 10.83 Ft

Bedroom 11.08 Ft x 10.83 Ft

Primary Bedroom 14.75 Ft x 13.17 Ft

Storage 6.83 Ft x 12.17 Ft

2pc Bathroom 5.08 Ft x 5.50 Ft

Bedroom 14.50 Ft x 8.67 Ft

Dining room 9.67 Ft x 12.58 Ft

Family room 18.83 Ft x 12.17 Ft

Foyer 7.58 Ft x 8.83 Ft

Kitchen 12.42 Ft x 14.25 Ft

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

Listing Presented By:



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See

Mirror

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3pc Bathroom 8.75 Ft x 4.92 Ft

Laundry room 9.08 Ft x 5.50 Ft

Recreational, Games room 24.67 Ft x 27.92 Ft

Living room 16.83 Ft x 14.83 Ft

Furnace 21.50 Ft x 25.92 Ft