



# 56 Woodfern Way Calgary Alberta

\$725,000

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! (id:6769)

Recreational, Games room 31.75 Ft x 16.67 Ft

Furnace 26.67 Ft x 18.83 Ft

Living room 19.00 Ft x 17.50 Ft

Family room 16.50 Ft x 11.83 Ft

Kitchen 16.50 Ft x 10.58 Ft

Dining room 10.42 Ft x 10.17 Ft

Bedroom 11.67 Ft x 8.83 Ft

Laundry room 9.83 Ft x 5.33 Ft

2pc Bathroom 6.33 Ft x 5.17 Ft

Primary Bedroom 14.25 Ft x 12.83 Ft

Other 9.08 Ft x 4.50 Ft

4pc Bathroom 16.83 Ft x 5.92 Ft

Bedroom 16.17 Ft x 9.17 Ft

Bedroom 9.92 Ft x 9.00 Ft

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

Listing Presented By:



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Real Broker



See

**Mirror**

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Foyer 7.00 Ft x 6.17 Ft

3pc Bathroom 7.50 Ft x 5.83 Ft