



## 56 Woodford Close Calgary Alberta

\$675,000

FAMILY-FRIENDLY | PRIVATE BACKYARD | GREAT LOCATION | Tucked away in a quiet cul-de-sac, this spacious 3-bedroom home in the family-friendly neighbourhood of Woodbine is the perfect blend of comfort, convenience, and potential! Step inside to find a welcoming front living room with large windows that lets in tons of NATURAL LIGHT, highlighting the elegant archways and HARDWOOD FLOORS. The spacious dining room provides the perfect setting for family meals or hosting guests. Kitchen features warm oak cabinetry, STAINLESS STEEL appliances, and ample counter space, with a window overlooking the backyard--perfect for keeping an eye on the kids while they play. The adjacent BREAKFAST NOOK features a BAY WINDOW and provides easy access to the deck and private backyard. Just off the kitchen, the family room invites you to relax by the charming brick FIREPLACE, creating the perfect spot to unwind. 2-piece powder room and laundry area complete the main floor. Upstairs, the LARGE PRIMARY bedroom offers a peaceful retreat--this room easily accommodates a king-size bed and additional furniture, while the ensuite features a glass-enclosed shower and spacious vanity. Two additional bedrooms are ideal for family members, guests, or a home office. 4-piece main bathroom. The UNFINISHED LOWER LEVEL offers endless potential for customization, whether you envision a home theatre, gym, recreation area, or additional bedroom. The PRIVATE BACKYARD is a sanctuary with mature trees. Large deck is ideal for outdoor entertaining, and the yard offers plenty of room for kids or pets to play. This home offers the opportunity for updates to truly make it your own. From refreshing the kitchen to personalizing the living spaces, the potential for adding your own style and modern touches is endless. FANTASTIC LOCATION!! Just minutes to Woodbine School and St. Jude School making school drop-offs a br...

Kitchen 9.58 Ft x 8.92 Ft

Breakfast 11.92 Ft x 7.83 Ft

Family room 13.42 Ft x 15.25 Ft

Living room 14.17 Ft x 11.92 Ft

Dining room 9.00 Ft x 11.92 Ft

Foyer 9.58 Ft x 7.25 Ft

Primary Bedroom 14.67 Ft x 16.42 Ft

3pc Bathroom 7.67 Ft x 6.67 Ft

Bedroom 12.67 Ft x 8.50 Ft

Bedroom 10.00 Ft x 10.83 Ft

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(CENTRAL)**

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Laundry room 8.00 Ft x 6.75 Ft  
2pc Bathroom 4.67 Ft x 4.92 Ft

4pc Bathroom 7.58 Ft x 6.00 Ft