



## 124 Woodborough Road Calgary Alberta

\$839,900

Pinnacle Living in this meticulously renovated 2-storey home with over 1,759 sqft of above-grade living space. Nestled in the family-friendly community of Woodbine, this stunning home features a modern open design that invites a wealth of natural light due to the large and numerous windows. Upon entry, the 1st floor welcomes you with an illuminating entrance that sets the tone for the elegance that follows. The expansive living, dining and family rooms offer the perfect setting for both intimate gatherings and lavish entertaining. The living room features a contemporary fireplace, great for those cold impending nights to come, and complete with built-in shelving. The color palette is quite striking with the crisp white walls and window trim against a cooling contrast of the black accents on the fireplace, doors and hardware, and complimented by the light oak flooring throughout. The well-designed kitchen has all the modern touches to create those delectable delights. With brand-new stainless-steel appliances, sleek quartz countertops, and subway tile backsplash, there are a ton of cabinets and counter-space, plus a large window over the sink, looking out to the sunny south-west facing backyard. The spacious dining room features a stylish designer pendant light, 3 large windows, and also provides access to the yard via the rear door, with bay windows on either side. The main floor also features a large family room and convenient powder room, tucked around the corner for guests. Venture upstairs to discover the large, bright owner's suite, complete with a large walk-in closet and 3 piece ensuite with an oversized walk-in shower. Additionally, there are 2 more bedrooms and 4 piece ensuite with bath-tub, plus an extra storage/flex space. The fully finished carpeted basement offers an additional 805 sqft and is a perfect teenage retreat or for those that love to entertain...

Primary Bedroom 20.25 Ft x 11.25 Ft

3pc Bathroom 7.75 Ft x 5.00 Ft

Bedroom 15.25 Ft x 13.25 Ft

Bedroom 12.17 Ft x 10.33 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

Storage 7.42 Ft x 4.67 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Furnace 12.25 Ft x 9.50 Ft

Living room 15.00 Ft x 14.50 Ft

Kitchen 10.25 Ft x 10.17 Ft

Breakfast 12.17 Ft x 7.25 Ft

Dining room 12.67 Ft x 11.00 Ft

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

Listing Presented By:



Originally Listed by:  
Town Residential



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Recreational, Games room 26.75 Ft x 16.92 Ft

Family room 11.58 Ft x 10.50 Ft

Bedroom 9.00 Ft x 8.92 Ft

2pc Bathroom 6.75 Ft x 3.25 Ft