



## 27 Woodford Court Calgary Alberta

\$735,000

An exceptional price for this beautifully updated home nestled on a quiet cul-de-sac. Numerous upgrades include: All Poly B replaced with PEX (2024), New Interior Paint (2024), Tiled Kitchen Backsplash (2024), Air Conditioning (2021), HWT (2021), Furnace (2021), Engineered Hardwoods on Main & Upper (2021), Induction Cooktop (2021), Shingles and Eaves (2017), Light Fixtures on Main and Upper (2021). The welcoming grand foyer & stunning curved staircase set the stage for this exceptional home flowing into the front formal living room and adjoining dining room, perfect for hosting family and friends. The renovated kitchen features an abundance of modern timeless white cabinetry, brand new vivid white subway tile back splash, granite countertops, centre island, built-in wall oven & built-in microwave and induction cooktop all adjoining the bright kitchen nook adjoining the captivating family room featuring an elegant tiled faced gas fireplace. The generous main floor laundry room with convenient mudroom connecting to the attached oversized double garage & private 2-piece bath all showcase this stunning main floor. Ascend to the grand staircase to discover a large primary bedroom boasting a luminous 5-piece ensuite with large soaker tub, oversized corner shower, in-floor heating & double vanity. The 2 well-appointed bedrooms with walk in closets and spacious 4-piece bath make this the ideal upper level. The fully finished basement boasts a large recreation room, flex room for your at home work-outs, private quiet office space to make working from home easier, designated bedroom for over night guests (no window), spacious 3-piece bath with loads of extra storage for towels and toiletries as well as a furnace room with extra storage for your seasonal items. The back yard is the ideal outdoor space to enjoy, lots of room for your favourite BBQ grill on the oversized dec...

3pc Bathroom 5.42 Ft x 8.42 Ft  
Bedroom 11.33 Ft x 8.92 Ft  
Family room 11.33 Ft x 14.75 Ft  
Other 12.83 Ft x 11.92 Ft  
Office 8.25 Ft x 9.67 Ft  
Storage 11.58 Ft x 5.42 Ft

Family room 13.92 Ft x 15.42 Ft  
Foyer 8.42 Ft x 5.42 Ft  
Kitchen 13.75 Ft x 12.58 Ft  
Laundry room 7.25 Ft x 11.00 Ft  
Living room 12.17 Ft x 16.50 Ft  
4pc Bathroom 5.08 Ft x 9.33 Ft

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

Listing Presented By:



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Furnace	12.33 Ft x 5.17 Ft	5pc Bathroom	13.92 Ft x 9.33 Ft
2pc Bathroom	5.58 Ft x 5.00 Ft	Bedroom	9.67 Ft x 12.17 Ft
Breakfast	9.50 Ft x 10.08 Ft	Bedroom	12.17 Ft x 12.42 Ft
Dining room	11.50 Ft x 12.50 Ft		