



## 36 Woodford Place Calgary Alberta

\$789,900

Massive Price Drop - Act Fast!!! Stunning Renovated Home in Woodbine - Move-In Ready with Modern Upgrades Throughout! Welcome to this beautifully updated home located in the desirable community of Woodbine. Thoughtfully renovated from top to bottom, this home blends timeless charm with high-end modern finishes--perfect for families or buyers looking for a turnkey property. Step into a spacious and inviting layout featuring a completely renovated kitchen (2024) with quartz countertops, a large new island, sleek new cabinets, and two fridges that seamlessly function as a double-door unit. All appliances were upgraded in 2022, and a dedicated water filtration tap sits conveniently beside the main kitchen sink faucet for clean, filtered drinking water. A brand new door (2022) leads from the kitchen to the backyard, opening onto a beautiful composite deck--ideal for outdoor dining and entertaining. The living and dining areas feature luxury vinyl plank flooring (2022), a grand 8-foot entrance door (2020), and an elegant chandelier (2020). The entire home is fitted with triple-pane windows (2022), providing excellent energy efficiency, noise reduction, and year-round comfort. The cozy family room offers a real wood-burning fireplace, luxury vinyl plank flooring (2022), and recessed pot lights (2020). A fully renovated main floor bathroom (2020) and a main floor bedroom with updated flooring and new patio doors (2020) add functionality and style. Upstairs, you'll find three generously sized bedrooms, all with luxury vinyl plank flooring (2022) and brand-new doors and jambs (2025). A skylight brightens the common area. The newly completed common bathroom (2025) has never been used, while the primary bedroom includes updated flooring (2022) and a gorgeous ensuite bathroom (2024) with a sliding barn door. Set on a spacious pie-shaped lot, this home offers a huge backyard--perfect ...

Furnace 7.00 Ft x 6.17 Ft  
Bedroom 14.42 Ft x 12.33 Ft  
Living room 15.83 Ft x 11.08 Ft  
Kitchen 16.08 Ft x 14.92 Ft  
Dining room 10.58 Ft x 10.00 Ft  
Bedroom 11.67 Ft x 17.33 Ft

Foyer 9.25 Ft x 3.83 Ft  
3pc Bathroom 9.58 Ft x 5.00 Ft  
Primary Bedroom 13.25 Ft x 11.58 Ft  
Bedroom 12.17 Ft x 8.17 Ft  
Bedroom 10.00 Ft x 8.58 Ft  
3pc Bathroom 9.08 Ft x 4.92 Ft

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

Listing Presented By:



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Family room 17.92 Ft x 17.33 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Laundry room 10.33 Ft x 7.00 Ft