



## 51 Woodfern Rise Calgary Alberta

\$549,900

Welcome to this well cared for 4 level split home, offering 1178 sq ft of living space, a perfect opportunity to enter the market at an affordable price! With great curb appeal, this lovely property features numerous updates, including newer flooring on the main level, replaced windows and doors (2015), a newer furnace (2015), a hot water tank (2021), and roof shingles (2017). The generous layout starts with a bright living room that welcomes you through a sunny bay window. The adjacent kitchen boasts beautiful cupboards, stainless steel appliances, and ample storage space, along with a separate dining area featuring a large window, ideal for family meals. Upstairs, you'll find the primary bedroom with a 4 piece ensuite, plus two additional bedrooms and a second 4 piece bath. The third level features a spacious rec room, while the fourth level offers an unfinished basement area perfect for storage, complete with a washer and dryer. Step outside to enjoy the west facing backyard, which includes a large deck perfect for summer gatherings. The fully fenced private yard also features an oversized double detached garage and a large shed, providing plenty of additional storage. Located close to all amenities including schools, parks, and Southcentre Shopping Mall, this home is just a 10 minute drive to Costco and only 40 minutes to the mountains. With quick access to Macleod Trail and the Southwest Ring Road, you'll love the convenience of this fantastic location. Don't miss out, book your private showing today! (id:6769)

Recreational, Games room 24.58 Ft x 18.17 Ft

Living room 17.17 Ft x 11.75 Ft

Kitchen 12.00 Ft x 11.42 Ft

Dining room 11.50 Ft x 9.50 Ft

Primary Bedroom 14.08 Ft x 13.50 Ft

Bedroom 12.08 Ft x 9.83 Ft

Bedroom 9.08 Ft x 8.92 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

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