



## 52 Woodfern Rise Calgary Alberta

\$639,900

This beautifully renovated 4-level split home in the peaceful Woodbine neighborhood is truly exceptional. Boasting 4 bedrooms, 3 full bathrooms, and a spacious living area totaling 1546 sqft, this residence offers a comfortable and inviting space for families. The modern upgrades, such as new paint , new vinyl and carpet flooring, a stylish kitchen with new quartz countertops and new stainless steel appliances - elevate the home's appeal. The abundance of natural light in the living room creates a warm and welcoming atmosphere, while the wood-burning fireplace in the lower-level living area adds a cozy touch. The detached double garage and front single driveway provide ample parking options for convenience. With a brand new washer and dryer , recent replacement of the house and garage shingles, along with the high-efficiency furnace - ensure the home is well-maintained and energy-efficient. Don't miss out on the chance to view this remarkable property - schedule a showing today! (id:6769)

4pc Bathroom 5.00 Ft x 7.33 Ft  
4pc Bathroom 5.00 Ft x 7.33 Ft  
3pc Bathroom 5.00 Ft x 9.67 Ft  
Family room 14.58 Ft x 16.00 Ft  
Bedroom 9.58 Ft x 10.00 Ft  
Other 4.67 Ft x 6.83 Ft  
Dining room 9.50 Ft x 11.83 Ft  
Other 3.00 Ft x 6.75 Ft

Kitchen 11.83 Ft x 12.00 Ft  
Living room 11.08 Ft x 15.83 Ft  
Other 22.00 Ft x 24.00 Ft  
Other 8.25 Ft x 22.00 Ft  
Primary Bedroom 12.00 Ft x 13.67 Ft  
Bedroom 8.58 Ft x 12.00 Ft  
Bedroom 8.42 Ft x 8.83 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<http://www.ritarita.ca>



**Real Estate Professionals Inc.**

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

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