



63 Woodford Court Calgary Alberta

\$669,900

Over 2600 square feet of developed living space providing lots of room for your growing family and located in the desirable community of Woodbine! This home has a bright and spacious floor plan with high vaulted ceilings over the living and dining room. Beautiful Brazilian walnut flooring flows throughout all three floors. The kitchen has a moveable island with newer appliances such as a stainless fridge and stove as well as a built-in microwave, hood fan and dishwasher. There is garden door access to a large newer deck for BBQing and outdoor enjoyment. The upper level has a primary with a 4 piece ensuite and another 4 piece bath with two more bedrooms. The third level walk out has a 4th bedroom with easy access to a 3 piece bath. The laundry is conveniently located on this level as well. The family room has a cozy gas fireplace and double patio doors provide access to the back patio and unspoiled gardens. There are a few mature trees and a blank slate to create your own garden oasis with a sunny south exposure. A fully finished basement completes this family home with a large open rec area and Den. Home updates include shingles (approx 4 years) , Furnace (2020), Hot water tank (approx 3 years) Deck (approx 4 years), Fridge and Stove (approx 4 years). Close to schools and minutes from a kids play park! (id:6769)

4pc Bathroom 5.58 Ft x 8.67 Ft

4pc Bathroom 5.50 Ft x 8.75 Ft

Primary Bedroom 13.92 Ft x 12.08 Ft

Bedroom 9.25 Ft x 10.00 Ft

Bedroom 11.42 Ft x 10.75 Ft

Recreational, Games room 30.00 Ft x 12.83 Ft

3pc Bathroom 5.08 Ft x 10.33 Ft

Family room 14.58 Ft x 21.25 Ft

Bedroom 10.83 Ft x 12.75 Ft

Den 10.50 Ft x 12.83 Ft

Dining room 13.42 Ft x 9.25 Ft

Kitchen 12.08 Ft x 17.67 Ft

Living room 12.00 Ft x 14.17 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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