



87 Woodford Crescent Calgary Alberta

\$714,999

Don't Miss Out - Fully Developed 4-Level Split with Double Detached Heated Garage in a Quiet Location! This beautifully maintained and fully renovated 4-level split is tucked away in a quiet area with tree-lined views only - no neighbors in sight! Extra parking is available just across the street, making it ideal for guests or multiple vehicles. Recent major upgrades include: TRI-PANEL Vinyl Windows throughout (2011) New front, side, storm, and patio doors (2011) Garage door & opener (2011) Two high-efficiency furnaces 50-gallon hot water tank (2023) Central A/C and whole-home humidifier 2022 The main foyer opens to a spacious living room with bay window and formal dining area. The updated kitchen features custom cabinets, porcelain countertops, black walnut shelves, a large sink, new stainless steel appliances (2022), a gas range, custom island, and under-sink water filtration. Step through the patio door to a huge south-facing double deck with pergola, electric outlets, gas line for BBQ, and a fire pit - perfect for entertaining. Upstairs, the generous primary bedroom includes a private 3-piece ensuite, with two more bedrooms and a second full bath. The lower level features a cozy family room with wooden fireplace, a fourth bedroom, and side entrance, making it ideal for guests or a private home office. The basement offers even more space with a recreation/media room wired for projector and screen, a cold storage room with shelving, new washer & dryer, and a third full bathroom. Wired sound from the record player to the kitchen and pre-installed wall cords for two outdoor speakers offer built-in entertainment, along with a wired alarm system (Supreme Security, \$45/month) for peace of mind. The detached double garage is heated, equipped with floor-to-ceiling shelving, a workbench, and extra storage. The phantom screen on the front door adds a final touch of function...

Primary Bedroom 12.75 Ft x 10.50 Ft

Bedroom 10.75 Ft x 9.25 Ft

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4pc Bathroom Measurements not available

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Family room 12.25 Ft x 17.92 Ft

2pc Bathroom Measurements not available

Media 15.50 Ft x 12.50 Ft

3pc Bathroom Measurements not available

Living room 12.75 Ft x 15.00 Ft

Other 17.67 Ft x 11.42 Ft

Dining room 6.58 Ft x 8.67 Ft

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Listing Presented By:



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