



27 Woodford Court Calgary Alberta

\$765,000

Exceptional price for this beautifully updated home in the heart of Woodbine nestled on a quiet cul-de-sac next to a green space with playground features 4 bedrooms, 3.5 bathrooms, main floor laundry, office and flex room. Numerous upgrades include: All Poly B replaced with PEX (2024), New Interior Paint (2024), Tiled Kitchen Backsplash (2024), Air Conditioning (2021), HWT (2021), Furnace (2021), Engineered Hardwoods on Main & Upper (2021), Induction Cooktop (2021), Shingles and Eaves (2017), Light Fixtures on Main and Upper (2021). The welcoming grand foyer & stunning curved staircase set the stage for this exceptional home flowing into the front formal living room & adjoining dining room, perfect for hosting family and friends. The renovated kitchen features an abundance of modern timeless white cabinetry, brand new vivid white subway tile back splash, granite countertops, centre island, built-in wall oven & built-in microwave & induction cooktop all adjoining the bright kitchen nook with a French door leading to the back yard oasis adjoins the captivating family room featuring an elegant tiled faced gas fireplace. The generous main floor laundry room with convenient mudroom connecting to the attached oversized double garage & private 2-piece bath all showcase this stunning main floor. Ascend to the grand staircase to discover the bright upper level featuring a dreamy primary bedroom boasting a luminous 5-piece ensuite with large soaker tub, oversized corner shower, in-floor heating & double vanity. The 2 well-appointed bedrooms & spacious 4-piece bath make this the perfect resting space of tranquility to relax after a long day. The fully finished basement boasts a large recreation room, ideal for a large sectional to enjoy movie nights with the family, flex room for your at home work-outs, private quiet office space to make working from home easier, designated...

3pc Bathroom 5.42 Ft x 8.42 Ft
Bedroom 11.33 Ft x 8.92 Ft
Family room 11.33 Ft x 14.75 Ft
Other 12.83 Ft x 11.92 Ft
Office 8.25 Ft x 9.67 Ft
Storage 11.58 Ft x 5.42 Ft

Family room 13.92 Ft x 15.42 Ft
Foyer 8.42 Ft x 5.42 Ft
Kitchen 13.75 Ft x 12.58 Ft
Laundry room 7.25 Ft x 11.00 Ft
Living room 12.17 Ft x 16.50 Ft
4pc Bathroom 5.08 Ft x 9.33 Ft

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Listing Presented By:



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RE/MAX Landan Real Estate

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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|--------------|---------------------|--------------|---------------------|
| Furnace | 12.33 Ft x 5.17 Ft | 5pc Bathroom | 13.92 Ft x 9.33 Ft |
| 2pc Bathroom | 5.58 Ft x 5.00 Ft | Bedroom | 9.67 Ft x 12.17 Ft |
| Breakfast | 9.50 Ft x 10.08 Ft | Bedroom | 12.17 Ft x 12.42 Ft |
| Dining room | 11.50 Ft x 12.50 Ft | | |