

\$764,900 - 76 Woodfern Way Sw, Calgary

MLS® #A2111200

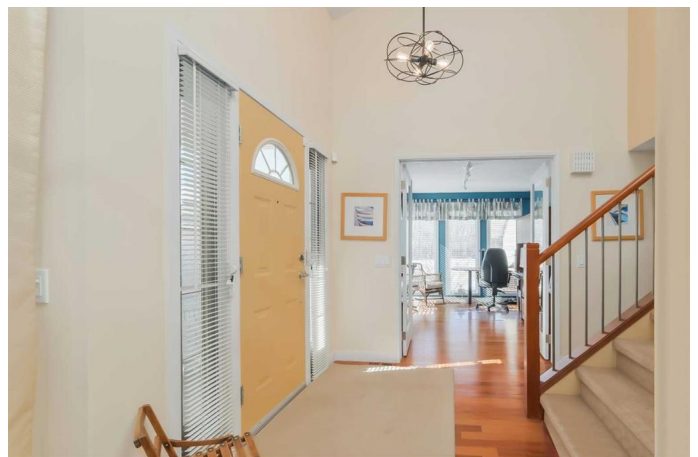
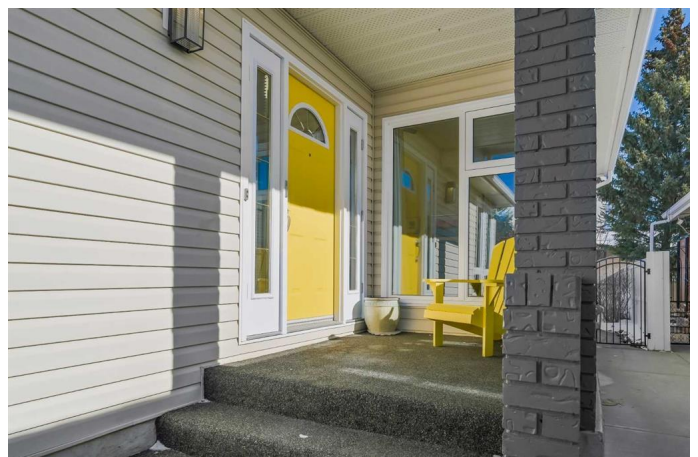
\$764,900

4 Bedroom, 3.00 Bathroom, 2,004 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

PRIDE OF OWNERSHIP ABOUND THROUGHOUT THIS PROPERTY! Located across from a green space on a quiet street, this home offers recent renovations including hardwood flooring on the main level, granite countertops, new interior doors and fixtures, central A/C, and much more. The main floor features an office/den with beautiful large windows overlooking the front garden; a large living room, formal dining room and very spacious family room overlooking the back yard are ideal for entertaining. The kitchen with adjacent dinette offers an abundance of storage space, generous countertop space, and a new electric range. Finishing off the main level is a 3-piece bathroom with a walk-in shower and a laundry area with a large double door pantry. On the upper level is the huge primary bedroom with balcony overlooking the living room below, large double closets, and a 3-piece ensuite with walk-in shower. Two additional bedrooms and a 4-piece bathroom can also be found on the upper level. The fully developed basement features a bedroom, office/den, room for exercise equipment, new windows, and new laminate flooring. The front and back yards have been equally attended to with a new composite deck, new deck railings, and new roller blinds for privacy around the built-in hot tub; new black wrought iron gate on the south side of the house, new rubber core surface on front step, fresh paint on exterior brick and garage door. Pictures above highlight the extraordinary perennial gardens



that await you throughout spring and summer. The double attached garage measures 21.4 x 19.1 and features the convenience of a workbench. All amenities including public transit, shopping, schools, quick access to Stoney Trail, and close proximity to Fish Creek Provincial Park make the community of Woodbine a very desirable place to call home. Come and see for yourself all this home has to offer!

Built in 1981

Essential Information

MLS® #	A2111200
Price	\$764,900
Sold Price	\$770,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,004
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	76 Woodfern Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4S7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 5th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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