

\$729,900 - 44 Woodfern Way Sw, Calgary

MLS® #A2121128

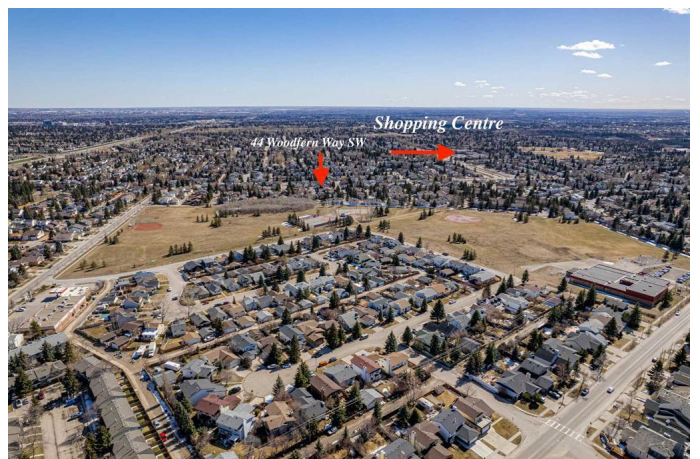
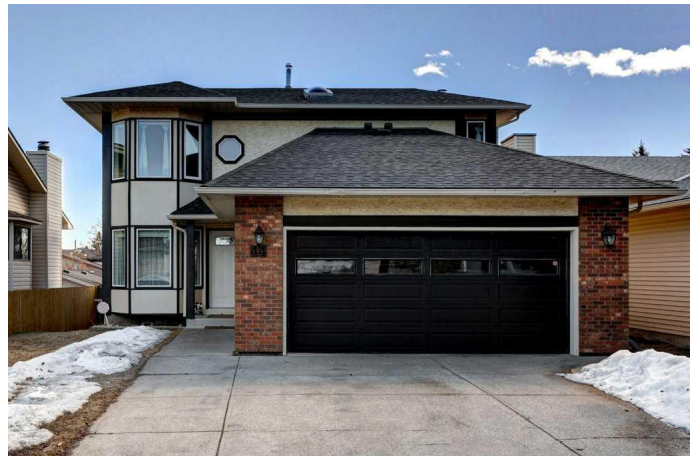
\$729,900

5 Bedroom, 4.00 Bathroom, 2,056 sqft
Residential on 0.11 Acres

Woodbine, Calgary, Alberta

NEW ROOF installed in November! Welcome to this charming two-story, 4 +1 bedroom single-family home nestled in the desirable community of Woodbine. Situated on a quiet street, Woodborough Park is located just across the street, ideal for family outdoor activities. Within walking distance, you'll find Safeway and strip mall. This well maintained home boasts a bright west-facing living room, a formal dining room with a big window, and a functional white kitchen complete with a cozy breakfast nook. The spacious family room features a fireplace, while a good size mudroom and laundry room offer ample storage space. Step out into the east-facing backyard to discover a freshly painted two-level deck, perfect for enjoying your morning coffee or tea. Upstairs, the master bedroom boasts a 4-piece ensuite with a tub and a walk-in closet. Three additional bedrooms as well, with one currently serving as an office, along with another 4-piece main bathroom. The fully finished lower level includes a 5th bedroom, a huge family/recreation area complete with a wet bar and another 4-piece bathroom. All vinyl windows throughout the entire house, and recently new hot water tank. The home also comes with central air conditioning and a vacuum system. With quick access to Stoney Trail, you're just a short drive away from Costco and a bustling shopping center.

Built in 1985



Essential Information

MLS® #	A2121128
Price	\$729,900
Sold Price	\$729,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,056
Acres	0.11
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Woodfern Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4S7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 13th, 2024
Days on Market	31
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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