

\$675,000 - 68 Woodford Close Sw, Calgary

MLS® #A2129097

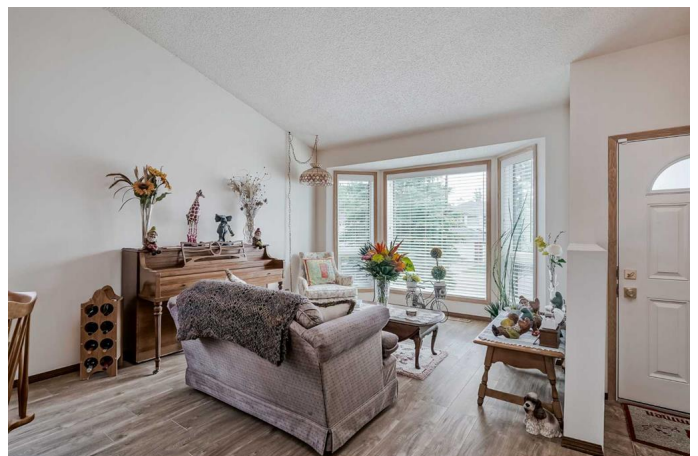
\$675,000

4 Bedroom, 3.00 Bathroom, 1,920 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to this impeccably maintained, original-owner home nestled in the desirable community of Woodbine, one of Calgary's most established neighborhoods. Pride of ownership shines throughout this residence. Step inside where the living room welcomes you with vaulted ceilings and abundant southern sunlight streaming through the bay window. The classic floor plan seamlessly flows into the dining area, creating an inviting space for gatherings. The spacious kitchen boasts ample counter and cabinet space, along with natural light that enhances its charm. Cozy up in the sunken family room, complete with a gas fireplace—perfect for movie nights and relaxation. This level also features a generously sized bedroom, ideal for a home office or guest accommodations, and a convenient full 3pc bathroom. A separate laundry room adds to the practicality of the main floor, while a double-attached garage with a separate side entrance offers convenience and security. Upstairs, retreat to the primary bedroom featuring a large walk-in closet and a private three-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level, providing ample space for a growing family. The unfinished basement presents endless opportunities to customize to your needs—whether creating a gym, games area, or additional living space. Outside, enjoy warm afternoons on the new two-tiered deck, entertain guests with summer BBQs or watch children and pets play on the



expansive lawn, offering plenty of privacy. Woodbine is renowned for its tranquil, family-friendly streets, with parks, pathways, and schools all within walking distance. Nearby Fish Creek Park offers outdoor enthusiasts endless opportunities for hiking and biking. Woodbine Square provides convenient shopping and amenities, including nearby Costco. Excellent access to major routes ensures easy commuting throughout the city, while the westward orientation allows for quick escapes to the majestic Rocky Mountains. Discover the perfect blend of comfort, convenience, and communityâ€”schedule your viewing today!

Built in 1990

Essential Information

MLS® #	A2129097
Price	\$675,000
Sold Price	\$665,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,920
Acres	0.12
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	68 Woodford Close Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Side By Side

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	August 8th, 2024
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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