

\$600,000 - 92 Woodborough Crescent Sw, Calgary

MLS® #A2136381

\$600,000

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SAT 1 -4:00 PM Welcome to this UPDATED 4 bedroom home situated in the heart of Woodbine. As you enter the home you are greeted with NEW vinyl plank flooring in the entrance extending through the dining room into the kitchen. All of the HUGE NEW WINDOWS on the main level allows in so much NATURAL LIGHT. Energize with your morning coffee in your front living room with a wall of east facing windows. Enjoy family gatherings in the formal dining room or relax in the eat in kitchen. Kitchen boosts GRANITE COUNTER TOPS and UNDER CABINET LIGHTING. Fridge (2020), dishwasher (2019), stove & garburator (2021). Kitchen/family room is open concept. In the family room settle back in front of the gas fireplace or head out the patio doors for a little hot tub time. The backyard offers an amazing relaxing deck area for lounging and BBQing (gas hookup) or your tub time! Main floor includes a 2 pc powder room and laundry. Upstairs take time out in the big master bedroom and updated 4 pc ensuite. UPDATED 4 pc washroom is sure to please. Two more good sized bedrooms. NEW WINDOWS in all bedrooms. Including bedroom in basement with NEW EGRESS window. Two more NEW EGRESS WINDOWS in the basement for your future plans. Oversized insulated double car garage is a true man cave. EVERYTHING NEW - 220 subpanel, natural gas heater, insulated garage door, 5x ceiling speakers -wired & terminated for banana plugs, CAT6E outdoor rated



ethernet cable buried to garage, all walls & roof insulated with rockwool4-5 plugs per wall, one wired for 220 amp tools. Everything permitted/approved/inspected. Other updates include: radon (2020), furnace (2015), humidifier (2018), shingles (2012), bamboo floor (2012),lights, door knobs, interior paint, 2nd hot tub pump (2023). Great location to schools, shopping, Fish Creek Park, access tp Stoney. What a great place to call home?

Built in 1982

Essential Information

MLS® #	A2136381
Price	\$600,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Woodborough Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5A2

Amenities

Parking Spaces	2
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Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, Off Street, Oversized, See Remarks
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Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 4th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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