

\$629,900 - 123 Woodfield Close Sw, Calgary

MLS® #A2141955

\$629,900

3 Bedroom, 3.00 Bathroom, 1,234 sqft

Residential on 0.06 Acres

Woodbine, Calgary, Alberta

Nestled in highly sought-after Woodbine, this fully renovated property offers nearly 1,800 sq.ft of developed living space over three levels. Situated on a sunny South-facing backyard lot, this home is surrounded by the natural beauty of Woodbine and is conveniently located steps away from shopping, parks, playgrounds and is only a short walk to Fish Creek Provincial Park. The fully renovated main level features resilient laminate flooring spanning the living and dining living areas with large windows on 3 sides of the property which allows natural light to flow into the home all day. The timeless white kitchen features full height shaker cabinets, quartz countertops, undermount lighting, ample storage, a suite of stainless-steel appliances and a breakfast nook overlooking the backyard. The living room has a central wood-burning fireplace with a beautiful brick surround, oak wood mantle and quartz hearth, creating a warm and inviting atmosphere for relaxation on winter nights. The living room seamlessly connects to the formal dining area with plenty of room for family dinners. Completing the main level is a rear mudroom with built-in storage and a 2-piece powder room with full tile backsplash and live wood edge counter. The upper level of the home features 3 bedrooms, all with hard surface flooring (no carpet). The primary bedroom has 2 large windows providing natural light, a large closet and ensuite bathroom with added storage. Two additional



bedrooms and a full bathroom completes the upper level. The fully finished basement features new carpet and fresh paint providing additional living space with a large media area and rec. room. The maintenance-free South-facing backyard has plenty of space for the family to enjoy with an expansive multi tier deck, perfect for soaking up the summer sun or barbecuing with friends and family (gas line for BBQ). If the summer heat is too much, the home has central air conditioning to keep you cool all summer long. Completing the property is an oversized (20' X 22') heated and insulated double garage to keep your vehicles and valuables secure and clean year round. The property comes fully move-in ready with plenty of upgrades such as vinyl windows, Lutron lighting, Ring system, custom window treatments throughout, newer roof, central air condition, mechanical, and appliances. Situated on a quiet street, you'll enjoy the high level of privacy and tranquility the community provides while having easy access to schools, shopping centers, and a network of scenic walking and biking trails in Fish Creek Park. This home has been thoughtfully updated and lovingly maintained, ensuring that it's in pristine condition and ready for its new owners to move in and start creating lasting memories. Don't miss your opportunity to own this exceptional Woodbine home! *Virtual tour available upon request.*

Built in 1980

Essential Information

MLS® #	A2141955
Price	\$629,900
Sold Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1

Half Baths	2
Square Footage	1,234
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	123 Woodfield Close Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3V4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 6th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.