

# \$1,475,000 - 235 Woodfield Road Sw, Calgary

MLS® #A2142074

**\$1,475,000**

5 Bedroom, 4.00 Bathroom, 2,774 sqft

Residential on 0.16 Acres

Woodbine, Calgary, Alberta

Welcome to the desirable, family-friendly community of Woodbine, where this must-see home with amazing views backs onto Fish Creek Park and offers over 4,000 sqft of living space. As you enter, the open-concept layout with high ceilings and large windows creates an airy and spacious feel. The kitchen is designed for both functionality and style, featuring an oversized island that serves as the centerpiece, providing ample counter space for meal prep and entertaining. The island also includes seating for guests, making it an ideal space for socializing while cooking. Stainless steel appliances seamlessly blend in with the cabinetry, creating a cohesive look. Off the kitchen, you'll find a cozy family room with a wood-burning fireplace, perfect for relaxing evenings. Conveniently located off the kitchen is the BBQ deck area, making it another great spot for hosting guests. The step down to the lower stone-paved patio creates an effortless indoor- outdoor flow throughout the home. You'll love the main floor den, perfect for an office or a playroom for kids. The laundry room comes equipped with a sink and provides ample storage. A powder room completes the main floor. A central traditional staircase leads to the air conditioned upper level, where you'll find four generously sized bedrooms. The master bedroom includes a balcony, perfect for enjoying your morning coffee and stunning views. Relax in your ensuite with double vanities, a luxurious soaker tub, and a glass-enclosed shower. The



basement features a rec room, den, fifth bedroom, and bathroom, completing the lower level. Outside, enjoy the warmer months in your spacious backyard with feature waterfall, pond and landscape lighting, which backs onto Fish Creek Walking Paths. This home is located within walking distance of all the amenities Woodbine has to offer, including a grocery store, drug store, bakery, and top-rated schools.

Built in 1985

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2142074    |
| Price          | \$1,475,000 |
| Sold Price     | \$1,408,888 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,774       |
| Acres          | 0.16        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 235 Woodfield Road Sw |
| Subdivision | Woodbine              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W5M1                |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |                        |
|---------|------------------------|
| Parking | Triple Garage Attached |
|---------|------------------------|

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, French Door, Kitchen Island                                                             |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Wood Burning                                                                                                                         |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Landscaped, Street Lighting |
| Roof              | Clay Tile                                                                                      |
| Construction      | Brick, Stucco, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | June 21st, 2024   |
| Date Sold      | August 27th, 2024 |
| Days on Market | 67                |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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