

\$695,000 - 79 Woodborough Crescent Sw, Calgary

MLS® #A2155140

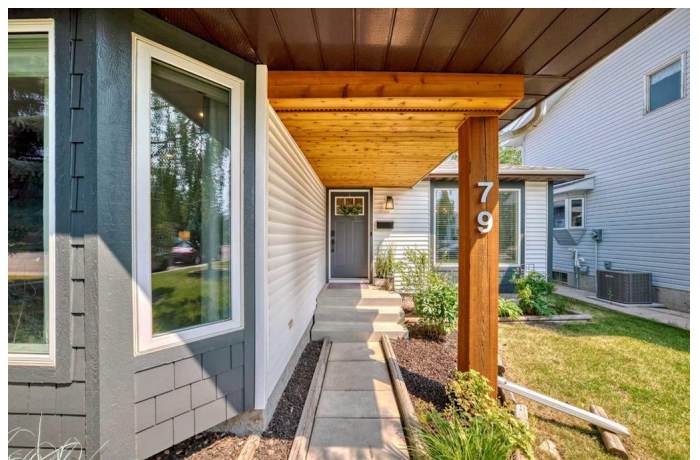
\$695,000

5 Bedroom, 4.00 Bathroom, 1,601 sqft

Residential on 0.11 Acres

Woodbine, Calgary, Alberta

WELCOME to this beautiful 5 bed/3.5 bath 2 storey home in the sought after mature neighbourhood of Woodbine! This home has been fully updated and renovated since 2020. Notably, the just updated kitchen was expanded with a peninsula of extra cabinets (2020), primary ensuite fully renovated including custom tile shower (2020), main floor luxury vinyl plank (2020), basement bathroom fully renovated with custom tile tub/shower (2022), Central AC (2021), composite deck (2022), hot water tank (2021), exterior Hardy Shingles, smart board, cedar soffit & 10 x 10 post (2023). Stepping into this move in ready home, you will love modern farmhouse style!! Immediately on your left is the large office / den, perfect for working from home or watching the game. Your spacious dining room is to the right, an inviting space for family gatherings and special dinners. At the back of the home is the bright family room and kitchen. Tons of natural light pours in from the large windows. The fully renovated kitchen features white cabinetry, quartz counters, a moveable island and that peninsula of drawers with ample storage space for those large kitchen items. Do you love the smell of a wood burning fireplace? Then this is the home for you. Your family room is a welcoming space to gather with the added bonus of a wood burning fireplace, or step out onto your massive, composite deck with dining, and relaxing areas plus a large, 6 person hot tub. There is plenty of grass for your kids and fur



babies alike, plus the bonus of RV parking and an oversized, heated garage. Upstairs you'll find 2 good sized bedrooms, 4 piece main bath, plus the large primary suite, with ample closet space, and a fully renovated 3 piece ensuite w/ custom tile shower. Downstairs are 2 more bedrooms, with a fully renovated 4 piece bath w/ custom tile tub / shower combo, a walk in closet and plenty of storage. This home is located on a quiet crescent, steps from Woodborough Park w/ pickle ball courts, basketball and an outdoor rink and is just a short walk to St. Jude Elementary School. You'll love being so close to Calgary's newest Costco plus all the other shops and amenities of Taza Crossing. Your access to the west side of the city is amazing with Stoney Trail, so don't wait on this beautiful home!!

Built in 1982

Essential Information

MLS® #	A2155140
Price	\$695,000
Sold Price	\$710,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,601
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 Woodborough Crescent Sw
Subdivision	Woodbine

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5A1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, On Street, Oversized, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Wood Counters
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Private, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2024
Date Sold	August 13th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

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