

# \$600,000 - 48 Woodfield Road Sw, Calgary

MLS® #A2156136

**\$600,000**

5 Bedroom, 4.00 Bathroom, 1,818 sqft  
Residential on 0.14 Acres

Woodbine, Calgary, Alberta

**\*\* TERRIFIC LOCATION \*\*** â€“ backing & siding onto GREEN Space -&- Park -&- School playground. PLUS, just a SHORT WALK to Fish Creek Park. **\*\* GREAT** access to SHOPPING -&- CUMMUNITY amenities -&- SCHOOLS -&- BUS routes -&- EASY ACCESS -&- commuting from Stony Trail -/- TsuuTâ€™ina Trail -&- so much more. **\*\* GREAT** traditional floor plan**\*\*** - with large living room, formal dining room, nice size kitchen with eating nook with access door to large SUNNY deck, a large sunken family room with fireplace, a 2 pce powder room -PLUS- a main floor DEN. **\*\* UPSTAIRS \*\*** â€“ has a large primary bedroom with nice ensuite -&- ample closet space -PLUS- 2 nice size secondary bedrooms -&- a full four pce main bathroom. **\*\* LOWER Level \*\*** - is developed with a games room area -&- a fourth bedroom, a bathroom PLUS tons of extra storage. **\*\* THE YARD \*\*** - is a good size â€“ featuring a HUGE sunny deck area -PLUS- a good sized wooden garden shed. **\*\* GREAT** family home in this very sought out SW community. **\*\* CALL** your favorite Realtor -or- come by CHECK-it-OUT @ our OPEN Houses â€“ BOTH Saturday & Sunday from 1:30 PM -to- 4:00 PM.



Built in 1980

## Essential Information

MLS® #                      A2156136

Price	\$600,000
Sold Price	\$630,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

### **Community Information**

Address	48 Woodfield Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4G7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	Bookcases, See Remarks, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator
Heating	Floor Furnace
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground, Private Yard, Storage
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Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Brick, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 23rd, 2024
Date Sold	September 4th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

### **Listing Details**

Listing Office	Real Broker
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