

\$735,000 - 27 Woodford Court Sw, Calgary

MLS® #A2158996

\$735,000

4 Bedroom, 4.00 Bathroom, 2,119 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

An exceptional price for this beautifully updated home nestled on a quiet cul-de-sac. Numerous upgrades include: All Poly B replaced with PEX (2024), New Interior Paint (2024), Tiled Kitchen Backsplash (2024), Air Conditioning (2021), HWT (2021), Furnace (2021), Engineered Hardwoods on Main & Upper (2021), Induction Cooktop (2021), Shingles and Eaves (2017), Light Fixtures on Main and Upper (2021). The welcoming grand foyer & stunning curved staircase set the stage for this exceptional home flowing into the front formal living room and adjoining dining room, perfect for hosting family and friends. The renovated kitchen features an abundance of modern timeless white cabinetry, brand new vivid white subway tile back splash, granite countertops, centre island, built-in wall oven & built-in microwave and induction cooktop all adjoining the bright kitchen nook adjoining the captivating family room featuring an elegant tiled faced gas fireplace. The generous main floor laundry room with convenient mudroom connecting to the attached oversized double garage & private 2-piece bath all showcase this stunning main floor. Ascend to the grand staircase to discover a large primary bedroom boasting a luminous 5-piece ensuite with large soaker tub, oversized corner shower, in-floor heating & double vanity. The 2 well-appointed bedrooms with walk in closets and spacious 4-piece bath make this the ideal upper level. The fully finished basement boasts a large



recreation room, flex room for your at home work-outs, private quiet office space to make working from home easier, designated bedroom for over night guests (no window), spacious 3-piece bath with loads of extra storage for towels and toiletries as well as a furnace room with extra storage for your seasonal items. The back yard is the ideal outdoor space to enjoy, lots of room for your favourite BBQ grill on the oversized deck constructed with composite decking, white railings & privacy screen, with an adjoining private outdoor dining space on a paver stone patio surrounded in mature lush shrubs. Walking distance to Woodbine Elem School (K-6), Woodbine Square with Safeway, Shoppers Drug Mart, Walk-in Clinic, Tim Hortons and Patisserie Du Soleil and #56 Calgary Transit stops. A quick drive to St Jude Separate School (K-6), Fish Creek Park & the many amenities of the Shops at Buffalo Run with Costco & future Superstore. Close to Anderson Rd, 14th Street & South Stoney Trail. This exquisite home is a must see!

Built in 1990

Essential Information

MLS® #	A2158996
Price	\$735,000
Sold Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
--------	------

Community Information

Address	27 Woodford Court Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5Y3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Closet Organizers, French Door, Recessed Lighting, Soaking Tub
Appliances	Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	October 8th, 2024

Days on Market	48
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Landan Real Estate

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.