

\$899,900 - 299 Woodfield Road Sw, Calgary

MLS® #A2160668

\$899,900

3 Bedroom, 3.00 Bathroom, 2,764 sqft

Residential on 0.23 Acres

Woodbine, Calgary, Alberta

Step into a home thatâ€™s anything but ordinary! This beautifully maintained 4-bedroom house is bursting with CHARM and individuality, making it clear why the sellers have cherished it for so long. From the moment you enter, the grand double-sided stone FIREPLACE commands attention, while vaulted cedar ceilings and expansive windows invite in streams of natural light. The heart of the home, the kitchen, has been RENOVATED with GRANITE countertops, custom cabinetry with lighting, peninsula with wine fridge and storage, and a gas stove with double oven that will delight any chef. Hardwood floors throughout the entire home and double wide staircases up and down! The main floor offers more than just a living space; itâ€™s an experience. Enjoy formal dining, a cozy family room, a convenient mudroom with laundry hookups, and a luxurious spa-like HOT TUB room with another double-sided FIREPLACE for ultimate relaxation. The 3-piece bath located on the main floor offers additional convenience! Upstairs, three bedrooms await, along with a 5-piece bath, and a reading nook with skylight that overlooks the great room. The primary bedroom suite is a true retreat, featuring a walk-in closet and a steam shower/soaker tub combo. The backlit onyx vanity adds an extra layer of sophistication. In the basement you'll find a rec room, a spacious storage room, a cold room, and a versatile den that could easily serve as a guest room. Step outside to discover your personal



oasis—a PARK-LIKE backyard filled with perennials, covered deck, and two patios (one covered) with natural gas line for your BBQ, perfect for outdoor gatherings. Young families will appreciate the triple car garage with radiant heat and epoxy floors, and ample storage space for bikes and sporting equipment. This home is in a prime location, within walking distance to Fish Creek Park, schools, and a shopping plaza with Safeway, Shoppers, and more. Public and school bus routes are just around the corner, making life even more convenient—no need to drive the kids to the bus stop! Recent upgrades include fibreglass windows in the kitchen, shingles in 2018, skylight 2018, two furnaces in 2006, water heaters in 2017 and 2023, and central vacuum in 2024.

Built in 1981

Essential Information

MLS® #	A2160668
Price	\$899,900
Sold Price	\$890,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,764
Acres	0.23
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	299 Woodfield Road Sw
Subdivision	Woodbine
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 5B7

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Steam Room
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Dining Room, Great Room, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Landscaped, Level, Underground Sprinklers, Treed, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	September 28th, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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