



**256 Woodfield Place SW  
Calgary, Alberta**

**MLS # A2228643**



**\$779,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Interior L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Storage		

**Inclusions:** N/A

OPEN HOUSE SAT, JUNE 14, 12PM-4PM | Tucked away in a peaceful cul-de-sac and backing directly onto a park green space, this captivating two-storey gem in Woodbine is the spacious family living and unbeatable location. Step into your private backyard oasis featuring a spacious deck, blooming landscaping, underground sprinklers, a BBQ gas line, and direct access from both the kitchen nook and family room. Inside, the main floor is warm and inviting with rich hardwood flooring throughout, soaring vaulted ceilings in the front living room, and a second cozy family room with stunning exposed beams and a charming wood-burning fireplace equipped with a natural gas log lighter. The kitchen is both stylish and functional, offering gleaming granite countertops, stainless steel appliances, and a reverse osmosis water system. Enjoy the flexibility of a formal dining room for special occasions and a bright, casual breakfast nook for everyday meals. A refreshed powder room with updated counters and lighting completes the main level. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a walk-in closet, second closet, and an updated 3-piece ensuite. The main 4-piece hall bath has also been tastefully renovated. Additional highlights include an insulated attached garage, central A/C, a high-efficiency furnace (2022), HRV unit (2021), and a spacious unfinished basement with excellent potential for future development. This is a rare opportunity to own a lovingly maintained home in one of Calgary’s most established and nature-rich communities—just steps from Fish Creek Park and close to all the amenities you need. Don’t miss your chance to call Woodbine home!