



GRASSROOTS
REALTY GROUP

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87 Woodford Crescent SW
Calgary, Alberta

MLS # A2229664



\$714,999

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,245 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Private, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Glass, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Don't Miss Out – Fully Developed 4-Level Split with Double Detached Heated Garage in a Quiet Location! This beautifully maintained and fully renovated 4-level split is tucked away in a quiet area with tree-lined views only – no neighbors in sight! Extra parking is available just across the street, making it ideal for guests or multiple vehicles. Recent major upgrades include: TRI-PANEL Vinyl Windows throughout (2011) New front, side, storm, and patio doors (2011) Garage door & opener (2011) Two high-efficiency furnaces 50-gallon hot water tank (2023) Central A/C and whole-home humidifier 2022 The main foyer opens to a spacious living room with bay window and formal dining area. The updated kitchen features custom cabinets, porcelain countertops, black walnut shelves, a large sink, new stainless steel appliances (2022), a gas range, custom island, and under-sink water filtration. Step through the patio door to a huge south-facing double deck with pergola, electric outlets, gas line for BBQ, and a fire pit — perfect for entertaining. Upstairs, the generous primary bedroom includes a private 3-piece ensuite, with two more bedrooms and a second full bath. The lower level features a cozy family room with wooden fireplace, a fourth bedroom, and side entrance, making it ideal for guests or a private home office. The basement offers even more space with a recreation/media room wired for projector and screen, a cold storage room with shelving, new washer & dryer, and a third full bathroom. Wired sound from the record player to the kitchen and pre-installed wall cords for two outdoor speakers offer built-in entertainment, along with a wired alarm system (Supreme Security, \$45/month) for peace of mind. The detached double garage is heated, equipped with floor-to-ceiling shelving, a workbench, and extra storage. The phantom screen on the

front door adds a final touch of functionality. This move-in ready home offers unmatched value, modern comfort, and custom upgrades — all in a tranquil, tree-lined location. Walking /Biking path from front of the house will take you after a short ride to our beautiful Fish Creek Park. Few mins drive to Costco and easy access to Stoney Tr.