



GRASSROOTS
REALTY GROUP

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156 Woodfield Road SW
Calgary, Alberta

MLS # A2246103



\$799,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan		

Inclusions: N/A

This stunning custom-built home in the highly sought-after community of Woodbine offers the perfect mix of elegance, comfort, and convenience. With soaring vaulted ceilings, an open-concept floor plan, and beautiful hardwood & ceramic tile flooring, this home is built to impress. The main floor is designed for living and entertaining with a spacious living room & dining room, a bright kitchen with island & breakfast bar, cozy family room with a gas fireplace, and a sunny breakfast nook with patio doors leading to your oversized deck. You'll also love the convenience of a main floor laundry and a stylish half bath. Upstairs, a charming loft welcomes you to the bedroom level, where you'll find three spacious bedrooms including a luxurious primary retreat complete with a walk-in closet, jetted tub, separate shower, and dual sinks. The fully finished lower level offers even more living space with a rec room & second fireplace, a 4th bedroom, and a smart walk-up entry to the garage—perfect for families or guests. Outside, enjoy your oversized lot with private deck and take advantage of being just steps from Fish Creek Park's walking & biking trails, plus quick access to shopping and Costco!... Also a roof that only a year old!