



GRASSROOTS
REALTY GROUP

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92 Woodford Drive SW
Calgary, Alberta

MLS # A2258739



\$725,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Parking Pad, RV Gated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Central Vac - As-is, Water Softener As-is

Welcome to this beautifully renovated gem in Woodbine. Located close to parks, playgrounds and schools this is THE perfect family home. The main level has been thoroughly renovated with a brand new kitchen, new appliances, new flooring throughout the entire home, quartz countertops, renovated bathrooms and more! With three spacious bedrooms upstairs, including a primary suite with a convenient two-piece ensuite, this home is designed for family living. The lower level provides additional space with a fourth bedroom and plenty of potential for customization. Outside, the expansive, fully landscaped, backyard offers ample room to play, garden, or relax, and includes RV parking along with a double detached, heated garage. This MOVE IN READY home has everything your family needs and more. This is a must see! Book your showing today! Additional features: New Furnace and Central A/C (2022).