



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

28 Woodfield Court SW
Calgary, Alberta

MLS # A2260211



\$779,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,908 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, High Ceilings, No Smoking Home, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	two exterior sheds		

Welcome to your next home in a quiet, family-friendly cul-de-sac less than one block from the local elementary school & minutes walk to fish creek park. This spacious property sits on a beautifully landscaped lot with an immaculately maintained front and back yard, offering both curb appeal and private outdoor living. Enjoy your morning coffee or evening gatherings on the brand-new deck overlooking the serene yard. Inside, you'll find a bright and inviting main floor featuring vaulted ceilings, large windows, and hardwood living & dining room floors that fill with natural light. Hardwood though out the second floor. The home is equipped with new appliances, dual furnaces, air conditioning, hot water on demand and a water softener, adding comfort and convenience. Upstairs, there are three generously sized bedrooms. The master suite is a true retreat with its own balcony overlooking the private yard, a luxurious steam shower, and a hidden cedar-lined storage room. The home offers plenty of room to grow with a large basement and two oversized storage rooms, perfect for hobbies, a home gym, or seasonal items. Recent updates include new carpet throughout and a large exposed aggregate driveway that provides ample parking. While this well-maintained home offers many upgrades, it also presents an exciting opportunity for you to bring your own style and vision to make it truly yours. Don't miss the chance to own a unique property with character, space, and endless potential in a highly desirable location.