



**GRASSROOTS**  
REALTY GROUP

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

**164 Woodfield Road SW**  
**Calgary, Alberta**

**MLS # A2261675**



**\$799,500**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,182 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters		

**Inclusions:** Bookshelves in upper open office area if wanted.

Beautiful, family home close to Fish Creek Park. Well laid out, family home with 3 bedrooms up and 4 bathrooms in total. Fantastic kitchen with newer, stainless steel appliances. Main floor has a casual dining area and a formal dining room. Plenty of room to spread out on the main and upper floors. Great mudroom/laundry room area. Large primary bedroom with 3 piece bath. Second and third bedrooms up have decent space as well. Some newer windows throughout, including an egress window in the basement. Furnace and hot water tank replaced in 2017. Air conditioner added in 2018. Lower level has a separate entrance through the garage. North side backyard, perfect for keeping cool on those hot, summer days. Mostly finished basement with a single bedroom, full bath and wet bar area. Very close to Fish Creek Park and Woodbine Elementary School.