



GRASSROOTS
REALTY GROUP

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88 Woodford Close SW
Calgary, Alberta

MLS # A2266902



\$725,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: TV Wall Mount

Where Chinook warmth meets Rocky Mountain cool. This is suburban living done with intention — just under 2,100 sq. ft. of open, light-filled space in one of Calgary's most established communities. The moment you walk in, the line of sight says everything: front door ? custom staircase ? backyard. It's a visual runway of calm and connection. The vaulted ceilings rise above the west-facing family room and formal dining, catching golden-hour light that spills into the home — a wide, functional space designed for real life. Think generous prep zones, storage that actually stores, and a kitchen sink framed by backyard views (because yes, the best family homes are built around that window). A wood-burning fireplace with gas starter brings romance to the winter months, while main floor laundry and a fourth bedroom/office deliver everyday practicality. Upstairs, three more bedrooms keep the family close — without feeling crowded. Fresh paint, new vinyl floors, and baseboards reset the tone, but it's the behind-the-scenes upgrades that make this home truly next level: dual high-efficiency furnaces (2018), twin A/C units, Trane CleanEffects air cleaner (2021), water softener and reverse osmosis system (2023), and full poly-B to PEX replacement. Out back, low-maintenance turf, pavers, a BBQ gas line, and a hot tub make this yard your year-round escape. Even the garage comes finished — insulated, drywalled, and painted — because in Calgary, that's more than a perk; it's a power move. 88 Woodford Close SW — a home that blends function, flow, and a little firelight.