



GRASSROOTS
REALTY GROUP

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

15 Woodford Crescent SW
Calgary, Alberta

MLS # A2272502



\$668,500

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,196 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: NONE

Spectacular Renovated 4 level split, over 2,000 sq.ft of developed space, 3 bedrooms+ 3 Baths, Enter new luxury vinyl flooring, Beautiful new White kitchen w/stunning backsplash, Room for a table by the large west facing window w/ loads of natural light, New carpet- 50 oz. underlay on stairs , upper level and family room. Upper level has a large primary bedroom with a renovated 3pc bath with dual sinks and a tiled walk in shower. 2 other good size bedrooms and another 4pc bath. 3rd level walk out to the yard and a oversized 24 x 24 detached double garage, shed and fenced yard. Large family room with a number of windows, a gas fireplace and a 4pc bath, laundry room on 3rd level, 4th level games room, office or a 4th bedroom just needs a egress window. Freshly painted throughout neutral designer colour and accenting black railings. Move in ready. Mature landscaping and a nice quiet location. Woodbine is a wonderful community close to everything, Fish Creek Park, Stoney Trail, The BRT Bus service to downtown and many good schools and churches. Don't miss this great opportunity, Excellent Value!! You could even be in for the Holidays! (Loved for the last 30 years by the same Family)