



**100 Woodfield Green SW
Calgary, Alberta**

MLS # A2296479



\$619,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		
Inclusions:	Hot Tub, TV and TV Bracket in Master Bed, Wall Shelving, TV Bracket in Living Room		

Step into a home that feels perfect the moment you walk in—bright, open, and designed for how you actually live. Welcome to this BEAUTIFULLY REMODELLED 2-storey home offering OVER 2400 SF of developed living space, perfectly positioned directly across from playground and green space in the highly sought-after community of Woodbine. This is not just an update, it’s a beautiful transformation focused on style, flow, and everyday comfort. Clean lines, updated finishes, and custom features create a home that is modern, refined, and truly move-in ready. The main floor is designed for connection and functionality featuring a BRIGHT OPEN-CONCEPT layout with a spacious living area filled with natural light, a generous dining space for hosting and family dinners, and a beautifully upgraded kitchen complete with quartz countertops, stainless steel appliances, and extra cabinetry. It’s a layout that works for all the family space you need. Upstairs, the LARGE PRIMARY RETREAT serves as a private escape, complete with its own ensuite and double closets. Two additional bedrooms and a full bathroom offer flexible space for family, guests, or a home office. The fully finished basement expands your options even further—whether it’s movie nights, a games area, or space for teenagers or extended family. With two additional bedrooms, a large recreation room with electric fireplace, wet bar, and dedicated laundry room -- this level adapts to your lifestyle. Step outside and unwind in your private backyard featuring a spacious deck with built-in hot tub—perfect for relaxing evenings or entertaining. Rear alley access also provides future potential for a single garage or carport (check with City for requirements). Exceptional location just MINUTES to playgrounds, schools, Fish Creek Park, pathways, shopping,

Stoney Trail, Costco / Buffalo run and easy access to the mountains for weekend escapes. Homes like this are RARE; bringing together SPACE, UPDATES, LOCATION and INCREDIBLE VALUE. If you've been waiting for one that truly stands out and checks all the boxes — this is it! Book a private showing now before its gone!