



**11 Woodfield Crescent SW
Calgary, Alberta**

MLS # A2297551



\$649,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,362 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Sauna, Storage, Walk-In Closet(s)		

Inclusions: Electric Fireplace x 2, TV Sauna wall mount, Garage remotes x 2, Shed

OPEN HOUSE Sunday 1:00pm to 3:00pm! Located in the heart of Woodbine on a quiet crescent, just a short walk to Fish Creek Park, this well-maintained bungalow offers comfortable family living in a highly sought-after community. This home features 4 bedrooms, 2.5 bathrooms, and 1800 sq. ft. of developed living space, providing a functional and versatile layout for families or those looking to downsize. The bright main floor includes a spacious living room filled with natural light, flowing into the dining area perfect for everyday living. The kitchen offers ample cabinetry, stainless steel appliances, and a breakfast nook overlooking the cozy sunken family room with a wood-burning fireplace. Patio doors from the family room lead directly to the backyard, creating a seamless indoor-outdoor connection. A convenient side entrance adds flexibility and ease of access. The primary bedroom includes a private ensuite, while two additional bedrooms and a full bathroom complete the main level. The fully developed basement adds additional living space with a large recreation room, fourth bedroom, 2-piece bathroom, a sauna, and a flexible area for a home office, gym, or hobby space, along with plenty of additional storage. Enjoy the landscaped backyard with a cedar gazebo, creating a private outdoor setting. The oversized heated double detached garage is equipped with a gas furnace, sub panel, and attic storage, offering excellent functionality for parking, storage, and a workshop. Walking distance to Woodbine School (K-6), St. Jude (K-6), Transit route 56, and Woodbine Square, or a quick drive to the shops in Buffalo Run, this home is ideally situated in a well-established, family-friendly neighbourhood. Call your favourite realtor today to view!