



GRASSROOTS
REALTY GROUP

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68 Woodford Close SW
Calgary, Alberta

MLS # A2129097



\$675,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,920 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Side By Side		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to this impeccably maintained, original-owner home nestled in the desirable community of Woodbine, one of Calgary's most established neighborhoods. Pride of ownership shines throughout this residence. Step inside where the living room welcomes you with vaulted ceilings and abundant southern sunlight streaming through the bay window. The classic floor plan seamlessly flows into the dining area, creating an inviting space for gatherings. The spacious kitchen boasts ample counter and cabinet space, along with natural light that enhances its charm. Cozy up in the sunken family room, complete with a gas fireplace—perfect for movie nights and relaxation. This level also features a generously sized bedroom, ideal for a home office or guest accommodations, and a convenient full 3pc bathroom. A separate laundry room adds to the practicality of the main floor, while a double-attached garage with a separate side entrance offers convenience and security. Upstairs, retreat to the primary bedroom featuring a large walk-in closet and a private three-piece ensuite. Two additional bedrooms and another full bathroom complete the upper level, providing ample space for a growing family. The unfinished basement presents endless opportunities to customize to your needs—whether creating a gym, games area, or additional living space. Outside, enjoy warm afternoons on the new two-tiered deck, entertain guests with summer BBQs or watch children and pets play on the expansive lawn, offering plenty of privacy. Woodbine is renowned for its tranquil, family-friendly streets, with parks, pathways, and schools all within walking distance. Nearby Fish Creek Park offers outdoor enthusiasts endless opportunities for hiking and biking. Woodbine Square provides convenient shopping and amenities, including nearby Costco. Excellent access to major

routes ensures easy commuting throughout the city, while the westward orientation allows for quick escapes to the majestic Rocky Mountains. Discover the perfect blend of comfort, convenience, and community—schedule your viewing today!