



**27 Woodford Court SW  
Calgary, Alberta**

**MLS # A2140700**



**\$839,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,146 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Basketball Hoop		

Discover an exceptional opportunity to own this remarkable family home in Woodbine, boasting 4 bedrooms and 3.5 bathrooms, all featuring walk-in closets. Spanning 2,146 sqft (over 3,000 sqft total), this home has been meticulously upgraded and maintained, showcasing true pride of ownership. Upon entering, you'll be greeted by an exquisite foyer and a stunning curved staircase. Recent renovations include a brand new induction cooktop to complement the existing wall oven and microwave, new shingles and eaves installed between 2017 and 2021, and significant updates in 2021, such as a new A/C, furnace, hot water tank, and new flooring throughout the main and upper floors, eliminating carpet. The main floor features a spacious laundry room with an upgraded washer and dryer, enhanced by a new French door. The back deck has been expanded and redone with eco-friendly, maintenance-free composite decking, complete with contemporary glass privacy screening and cast aluminum railings. The primary ensuite is a luxurious retreat, featuring a large soaker tub, in-floor heating, a new double vanity and mirror, and a shower. The kitchen offers abundant storage, granite countertops, a pantry, and a central island, making it a chef's dream. Step outside to a private backyard oasis, complete with soft lighting, vibrant flowers, a privacy cotoneaster hedge, and a paver stone patio. This home is unparalleled in storage, with custom built-in cabinets throughout, a large walk-in storage room downstairs for pantry items, and every bedroom equipped with a walk-in closet. The basement includes a dedicated office and a versatile 4th bedroom with a walk-in closet. Currently used as a gym, there is another room that can be utilized as an additional bedroom or hobby room. The cozy lower-level family room is perfect for relaxing and watching your favourite

shows. The oversized double garage will protect your vehicles and provide more storage. With easy access to everything via the new Stoney Trail and the new Costco just a 5-minute drive away, this home is ideally located in a private cul-de-sac, where children can enjoy the nearby park and playground. Don't miss this chance to own your dream home. Book a showing today and explore the virtual tour and photos for more details.