



**52 Woodfern Rise SW
Calgary, Alberta**

MLS # A2147986



\$669,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,146 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, RV Access/Park		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Cedar, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Washer, Dryer, Refrigerator, Electric Stove, Dishwasher, Microwave

Welcome to this beautifully renovated 4-level split home located in the serene Woodbine neighbourhood. This bright and cozy residence features 4 bedrooms and 3 full bathrooms, including an en-suite. Three bedrooms are situated on the upper level, while the fourth is on the lower floor. The home includes a spacious detached double garage (20x24) with RV access parking. As you step inside, you are greeted by a living room with new vinyl flooring, extending through the main floor and bathrooms. The kitchen is equipped with a brand-new double sink, faucet, backsplash, and quartz countertops, alongside all-new appliances. Natural light fills the living room, creating a warm and inviting atmosphere. Upstairs, the master bedroom features a generous 4-piece en-suite. The lower floor hosts the fourth bedroom, a full 3-piece bathroom, and a cozy living room with a wood-burning fireplace. An updated deck offers a perfect spot for relaxation or barbecuing. The double detached garage, measuring 20x24, completes this charming home. Come and see it for yourself!