



**56 Woodview Court SW
Calgary, Alberta**

MLS # A2159560



\$649,999

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Lawn, Street Lighting		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

This family orientated, fully renovated two-storey home in the desirable Woodbine area offers over 2200 SqFt of developed modern living space. With four spacious bedrooms and four bathrooms, including three bedrooms on the second floor, it's designed for comfort and convenience. Enjoy luxurious features like brand new luxury vinyl plank flooring, stylish ceramic tiles, and plush carpets. The main level boasts a cozy wood-burning fireplace in the family room, while the kitchen impresses with fresh quartz countertops, soft-close cabinets, and brand-new stainless-steel appliances. Enjoy summer nights on the expansive deck that offers multiple locations for outdoor dining and lounge areas to enjoy with family and friends. Complete with an attached garage, this home is ideally situated just moments from shopping amenities, excellent schools, and is under thirty minutes to the downtown core.