

55 Woodford Drive SW

Calgary, Alberta

MLS # A2220977



\$650,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,291 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Partial, Partially Finished		LLD: -
Exterior:	Brick, Wood Frame, Wood Siding		Zoning: R-C1
Foundation:	Poured Concrete		Utilities: -
Features:	See Remarks		

Inclusions:

Hot tub, gazebo, cabinet in garage, shelving in garage, garage door opener (remotes), Water Softener (as is)

Stylishly Updated 4-Level Split in Woodbine &ndash; Where Comfort Meets Character! Step into your new home in the heart of beautiful, family-friendly Woodbine&mdash;a charming 4-level split that&rsquo;s been thoughtfully updated and lovingly maintained, offering the perfect blend of style, space, and comfort. From the moment you walk in, you&rsquo;ll notice the bright, welcoming vibe, enhanced by durable vinyl plank flooring and a modern layout that feels both open and cozy. The kitchen is a standout feature&mdash;boasting upgraded cabinetry, premium Kitchen Aid appliances, and plenty of storage. This kitchen is ideal for everything from weeknight dinners to weekend entertaining. This home offers 4 spacious bedrooms and multiple living areas designed for how you live today. Whether it&rsquo;s curling up by the fireplace in the family room, mixing drinks at the wet bar, or hosting game nights with friends, there&rsquo;s space for every occasion. Step outside and unwind in your private backyard retreat&mdash;complete with a covered gazebo and hot tub, perfect for relaxing year-round. Plus, with a double detached garage and RV parking, you&rsquo;ll love the flexibility and extra room. Close to schools, parks, shopping, golf courses, this home is just minutes from Stoney Trail, offering quick access across the city&mdash;and a front-row seat to the vibrant new Taza development just west of the ring road. From retail and recreation to culture and innovation, Taza is set to become one of Calgary&rsquo;s most dynamic destinations. Ready to fall in love? Book your showing today and start your next chapter here!