

121 Woodford Close SW  
Calgary, Alberta

MLS # A2248297



## \$999,000

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,999 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Discover this stunning, fully renovated home in the highly sought after community of Woodbine. This home offers almost 3000 sq ft of luxury living, including 5 bedrooms, 4 bathrooms, a double vehicle attached garage, premium upgrades throughout, and custom wallpaper in each room. Walk into a bright living room with vaulted ceilings, a custom fireplace feature, and dining area that leads to an open layout kitchen. A chef or entertainer's dream, the kitchen features custom cabinets, ample shelving, a large quartz island, loads of counterspace, and stunning high-end black appliances. Off the kitchen is a sunken family room with a wood burning fireplace. The main floor also includes a flex room, perfect for a home office or extra bedroom. Upstairs you'll walk into a gorgeous, large primary bedroom with a custom wall feature, a walk-in closet, and plenty of space for a king sized bed. The ensuite with dual sinks becomes your private spa. An additional two bedrooms and another full bathroom complete the upper floor. The fully developed basement features a guest room, big entertainment/recreation area, another bathroom that is ideal for extended family or overnight guests. Backing onto a peaceful green space and a community walking path, the location of this home is close to all amenities, blocks away from Fish Creek park. This home is truly move-in ready with brand new Air Conditioning, new windows, a new deck, and all Poly B plumbing replaced. Don't miss out on this amazing opportunity. Schedule your private showing today!