

64 Woodfield Court SW
Calgary, Alberta

MLS # A2220196



\$729,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,724 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: na

A lovingly cared for home with substantial upgrades on a whisper quiet cul-de-sac in the family oriented neighborhood of Woodbine . This 2 storey split has an outstanding floor plan with 4 bedrooms on the upper levels , an amazing primary suite with a totally renovated bathroom and a " must see " walk in closet . The 2 additional upper floor bedrooms are generous in size and complimented with a renovated 4 piece bath .The main level has a welcoming living room , a formal dining room and a wonderful updated kitchen with quartz counter-tops , S.S. appliances and ample counter / prep space . The cozy family room has a feature fireplace with marble surround and by built-in shelving . An additional 4 th bedroom or home office along with main floor laundry completes this very functional and desirable floor plan . Off the main floor family room there is a new sliding door which opens up onto an oversized composite deck which flows onto a large beautifully landscaped yard with mature trees and shrubs , offering the ultimate in privacy . There is a tucked away open fire pit , perfect for those chilly evenings .The lower level is fully developed with a large open footprint for a games room and gym . A newer 2 piece bath , a full work shop and plenty of storage complete the lower level . This outstanding home has newer windows throughout making this home bright and inviting .All this and more in a safe quiet cul-de-sac only a few minutes walk to Woodbine Elementary School . It doesn't get better than this !