

**115 Woodfield Road SW**  
**Calgary, Alberta**

**MLS # A2203796**



**\$899,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,430 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** None

**OPEN HOUSE SATURDAY (March 29) 1:00-4:00PM.** Sought-After Fishcreek Point Location in Woodbine Estates! Just a block from scenic ravine pathways, top-rated schools, and under five minutes to shopping and restaurants! This spectacularly upgraded 6-bedroom, fully finished 2-story split boasts over 3,740 sq. ft. of developed space. Step inside to an amazing open-concept design featuring a soaring vaulted ceiling in the living room and a formal dining area, complemented by an upper loft/den. The stunning family room showcases a stone fireplace with custom built-ins, creating a warm and inviting space. The gorgeous kitchen has been beautifully updated with quartz countertops, a central island, and stainless-steel appliances. A spacious office/bedroom and laundry room complete the main floor. Upstairs, the giant primary suite features a luxurious ensuite with a soaker tub, separate shower, and quartz countertops. Two additional large bedrooms come with walk-in closets. The fully developed lower level offers a massive recreation room, two more bedrooms, a full bath, and plenty of storage space. Young families will love the triple-car garage. The sunny south-facing backyard features a large deck and ample windows, ensuring natural light throughout the day. The private lot is beautifully landscaped and includes an irrigation system. Upgrades Included: Shingles (2018) Maple hardwood flooring (2017) Light fixtures & LED pot lights (2017) Low-E triple-pane PVC windows (2023) Three Garage doors (2023) High Efficiency Furnace and hot water tanks (2025) Located in a prime community, within walking distance to Fish Creek Park, schools, and a shopping plaza with Safeway, Shoppers, and more. This amazing home is ready for a new family to make it their own!