

\$799,800 - 32 Woodfield Court Sw, Calgary

MLS® #A2205091

\$799,800

3 Bedroom, 4.00 Bathroom, 1,924 sqft
Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Gorgeous Custom HIGH END RENOVATED 2 Story Home with a MASSIVE FULLY LANDSCAPED Pie Backyard including Surrounding Aggregate Walkways and Patio SIDING ONTO A QUIET/PRIVATE PLAY PARK + walking distance to Woodbine School.

When was the last time you saw this many perfect lot location items with a gorgeously renovated, fully finished home in the mature community of Woodbine? Immediately be impressed by the welcoming curb appeal with stone detailing, an extended driveway and an insulated and drywalled double attached garage. The wow factor continues inside with high-end upgrades that include updated flooring, neutral paint colours, designer lighting, built-in speakers and much more! Bayed windows stream natural light into the living room while extra side windows showcase park views. Stunningly renovated, the gourmet kitchen is a chef's dream featuring full-height cabinets, stainless steel appliances, a gas stove, a centre island with breakfast bar seating for at least 4 and an open atmosphere with views of the entire main floor as well as the tranquil backyard. The dining room is an elegant backdrop to your entertaining with a rock feature wall and patio sliders that lead to the expansive patio encouraging a seamless indoor/outdoor lifestyle. Sit back and relax in the inviting family room in front of the fireplace flanked by windows while built-in speakers set the ambience. The modern wood panelling is



continued into the den with great built-ins and corner windows for a bright and inviting work, study or hobby space. Custom built-ins in the mudroom tuck away jackets, bags and shoes then leads to the powder room for a quick clean-up upon entry. Retreat at the end of the day to the luxurious primary bedroom on the upper level with its own private balcony enticing peaceful morning coffees and evening beverages. A large walk-in closet and an updated ensuite further add to the allure of this incredible owner's sanctuary. Both additional bedrooms are spacious with easy access to the 4-piece main bathroom. The finished lower level is an entertainer's dream with a ton of gathering space in the rec room or the ultimate movie watching experience in the theatre with built-in speakers and a built-in wet bar for easy drink and snack refills. A powder room on this level further adds to your convenience. Laundry will feel like less of a chore thanks to the huge laundry room complete with a sink, extended cabinetry and tons of folding space. The indulgences don't end there, wait till you see the amazing backyard that is extremely private with a built-in storage shed, an included play structure, a massive patio for barbequing and tons of grassy play space for kids and pets thanks to the oversized pie-shaped lot. Endless additional play space and walking trails are right out your door. All this and a prime location chalked full of amenities, parks, schools and extensive pathways that travel to neighbouring Fish Creek Park " all within walking distance!

Built in 1979

Essential Information

MLS® #	A2205091
Price	\$799,800
Bedrooms	3

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,924
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	32 Woodfield Court Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Low Flow Plumbing Fixtures, Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Level, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
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