

# \$669,900 - 63 Woodford Court, Calgary

MLS® #A2205790

**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Over 2600 square feet of developed living space providing lots of room for your growing family and located in the desirable community of Woodbine! This home has a bright and spacious floor plan with high vaulted ceilings over the living and dining room. Beautiful Brazilian walnut flooring flows throughout all three floors. The kitchen has a moveable island with newer appliances such as a stainless fridge and stove as well as a built-in microwave, hood fan and dishwasher. There is garden door access to a large newer deck for BBQing and outdoor enjoyment. The upper level has a primary with a 4 piece ensuite and another 4 piece bath with two more bedrooms. The third level walk out has a 4th bedroom with easy access to a 3 piece bath. The laundry is conveniently located on this level as well. The family room has a cozy gas fireplace and double patio doors provide access to the back patio and unspoiled gardens. There are a few mature trees and a blank slate to create your own garden oasis with a sunny south exposure. A fully finished basement completes this family home with a large open rec area and Den. Home updates include poly B replaced, shingles (approx 4 years) , Furnace (2020), Deck (approx 4 years), Fridge and Stove (approx 4 years). Close to schools and minutes from a kids play park!

Built in 1990

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2205790      |
| Price          | \$669,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,370         |
| Acres          | 0.12          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 63 Woodford Court |
| Subdivision | Woodbine          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2W5Y3            |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                 |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                       |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas                                                                            |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 38               |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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