\$768,000 - 188 Woodford Drive Sw, Calgary

MLS® #A2204880

\$768,000

4 Bedroom, 4.00 Bathroom, 2,092 sqft Residential on 0.12 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SAT + SUNDAY 2 TO 4PM MARCH 29/30. SPECTACULAR - 2 Storey over 2,800+ sq. ft. of renovated development. 4 Bedrooms and 4 bathrooms, Newer windows throughout, 3 large windows in the living room, Vaulted ceilings and electric blinds. Kitchen faces east with loads of morning sun, enjoy from the breakfast nook. Newer white kitchen, Quartz Island and counter tops, Stainless appliances, Fridge, Flat top stove & Bosch dishwasher. Pantry pull outs, Compost & Garbage built ins, soft close maple lined drawers, Flat ceilings w/Pot lights. Patio door to newer deck with Cedar stained and black metal railings, Gas BBQ. hookup. Sellers loved their yard, WOW! along the back is an(Elm, Aspen and Lilac, Cedar on side, Apple and Cherry Tree, Mountain Ash, Apple and Honey suckle. Front yard Snowball bush, 2nd flowering bush, Lilac, Cedars + Peonies, Cherry, Red and Yellow roses.) Bright, East-facing Family room w/Travertine stone surround gas fireplace, fan controlled by electric switch. Laundry room on main w/washer and dryer. 2pc powder room w/pedestal sink and Toto toilet. Main floor hallway, powder room and laundry are slate-look porcelain tile. Oak hardwood in Living room, Dining room, Kitchen, Family room and Den. Upper level neutral carpet, 4pc bath w/granite countertop, 2nd and 3rd bedrooms are good size. Large Primary bedroom w/stunning ensuite- Glass walk in shower, heated tile flooring, 6 ft. soaker tub,







Hunter Douglas blinds, Lower level developed w/family room, 4th bedroom legal window and 3pc bath w/shower. Two Lennox Furnaces, 4 years new, 50 gallon Hot water tank replaced in 2024, Humidifier and Water softener. Windows and Roof 2014 also newer. Loads of storage. Seller replaced all the POLY B water lines to PEX + Brass fittings to all water lines-\$10,000.00 UPGRADE in March 2025, Pot lights, Ceiling fan, Crown Mouldings and Larger baseboards. New White garage door, attached (21 x 22) Double garage w/door opener. This home shows impeccable, Seller have lived and loved this home for 20 years. Great Opportunity and Value! Close to Schools, Local Shopping + Costco. BRT Bus system to downtown and Beautiful Fish Creek Park. 5 minutes from Glenmore Reservoir and Southland Leisure Centre. 20 minutes to Downtown Calgary!!

granite counters and dual sinks, Up/down

Built in 1988

Essential Information

MLS® # A2204880 Price \$768,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,092 Acres 0.12

Year Built 1988

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

Community Information

Address 188 Woodford Drive Sw

Subdivision Woodbine
City Calgary
County Calgary
Province Alberta
Postal Code T2W 4C3

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Storage,

Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Front Yard, Landscaped, Rectangular Lot, Treed, Gazebo

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 10 Zoning R-1

Listing Details

Listing Office Royal LePage Benchmark

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