

**63 Woodford Court  
Calgary, Alberta**

**MLS # A2205790**



**\$669,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

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!