

# \$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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