



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

121 Woodford Close SW
Calgary, Alberta

MLS # A2248297



\$999,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Discover this stunning, fully renovated home in the highly sought after community of Woodbine. This home offers almost 3000 sq ft of luxury living, including 5 bedrooms, 4 bathrooms, a double vehicle attached garage, premium upgrades throughout, and custom wallpaper in each room. Walk into a bright living room with vaulted ceilings, a custom fireplace feature, and dining area that leads to an open layout kitchen. A chef or entertainer's dream, the kitchen features custom cabinets, ample shelving, a large quartz island, loads of counterspace, and stunning high-end black appliances. Off the kitchen is a sunken family room with a wood burning fireplace. The main floor also includes a flex room, perfect for a home office or extra bedroom. Upstairs you'll walk into a gorgeous, large primary bedroom with a custom wall feature, a walk-in closet, and plenty of space for a king sized bed. The ensuite with dual sinks becomes your private spa. An additional two bedrooms and another full bathroom complete the upper floor. The fully developed basement features a guest room, big entertainment/recreation area, another bathroom that is ideal for extended family or overnight guests. Backing onto a peaceful green space and a community walking path, the location of this home is close to all amenities, blocks away from Fish Creek park. This home is truly move-in ready with brand new Air Conditioning, new windows, a new deck, and all Poly B plumbing replaced. Don't miss out on this amazing opportunity. Schedule your private showing today!