



**36 Woodfern Rise SW  
Calgary, Alberta**

**MLS # A2305683**



**\$795,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters, Recessed Lighting		

**Inclusions:** A/C, Gas Garage Heater, TV Mounts (x2)

**\*\*Open house cancelled - c/s\*\*** There's something special about finding a home where everything has already been done, where you can simply move in and start your next chapter. Tucked away on a quiet street in Woodbine, just minutes from the pathways and natural beauty of Fish Creek Provincial Park, this fully renovated bungalow offers an ideal balance of space, setting, and value. With over 2,750 sq ft, the home has been thoughtfully redesigned for modern family living while maintaining the warmth of a mature neighbourhood. The main floor was completely renovated in 2020 and showcases European white oak engineered hardwood, a bright and open layout, and an abundance of natural light. You'll find three spacious bedrooms and two updated bathrooms on the main level, ideal for growing families or those seeking functional single-level living, complete with main floor laundry. Downstairs, the newly finished basement (2024) adds even more flexibility, with additional bedrooms for teenagers, guests, or a home office, along with a full bathroom and durable finishes designed to keep up with everyday living. Outdoor spaces have been equally well cared for, featuring an oversized deck, updated concrete patio and walkways, refreshed fencing, and a fully replaced lawn, creating a private and inviting setting for family time or entertaining. The heated double attached garage is both practical and impressive in size, easily accommodating a full-size truck, and is equipped with a smart opener and camera system for added convenience. Recent updates include: Roof and venting, siding and smart trim, Lux windows and doors, high efficiency furnace, hot water tank, humidifier (all 2019), water softener (2022), central a/c (2024). Set in a family-friendly neighbourhood known for its mature trees, parks, and access to excellent schools, this home is also just minutes from

everyday amenities, including shopping and dining at Tsuut'ina Nation. A rare opportunity to own a move-in ready bungalow in one of Calgary's most established communities, where space, upgrades, and location come together seamlessly.