



GRASSROOTS
REALTY GROUP

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39 Woodfield Crescent SW
Calgary, Alberta

MLS # A2337684



\$749,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped, Lawn, No Back La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Weclome to this beautifully maintained two-storey home in the desirable community of Woodbine! With over 2,500 sq. ft. of developed living space, 4 bedrooms, and 4 bathrooms, this exceptional home offers the perfect blend of style, comfort, and functionality for today's family. Step inside and be greeted by soaring 12-ft ceilings and an abundance of natural light streaming through the massive south- and west-facing windows. Upgraded triple-pane windows (2023) enhance energy efficiency while helping maintain year-round indoor comfort. The custom-built dream kitchen, renovated in 2023, is designed to inspire your culinary creativity and offers plenty of space for everyday family life and entertaining. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and separate stand-up shower. The primary bathroom was renovated in 2022. The fully finished basement, renovated in 2026, adds valuable living space with an additional bedroom, 4-piece bathroom, and utility room—ideal for guests, teenagers, or a home office. Outside, enjoy the large pie-shaped backyard and comfortable deck, a wonderful setting for outdoor gatherings or relaxing while taking in beautiful western sunsets. The location is hard to beat: approximately 4-minute walk to Woodbine School, a 4 minutes to Costco and nearby shopping, a 10-minute walk to Fish Creek Provincial Park, and approximately 8 minutes to Southland Leisure Centre. With thoughtful renovations, an impressive layout, a private backyard, and an outstanding location, this is a home you won't want to miss. Come see why it could be the one you've been searching for!

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