



GRASSROOTS
REALTY GROUP

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383 Woodfield Road SW
Calgary, Alberta

MLS # A2351742

\$559,900

Division:	Woodbine		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,539 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Reverse Pie Shaped Lot, Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

A rare find for at this price point in sought after Woodbine, this home is ready for you to move in and enjoy! This unique 5 level split home has plenty of room to grow. The main level features a large living room, family room with a wood burning fireplace, 2 pc bathroom and laundry with access to the private driveway or backyard. A few steps up a level you find the spacious & bright updated kitchen featuring stainless appliances, granite counter tops and a breakfast bar open to below. A large dining room area is perfect for family dinners or entertaining guests. The upper level has 2 kids rooms, a 4 pc bathroom as well as a spacious master bedroom with its own 4 pc en suite. The lower is developed with rec room and den/office or 4th bedroom. The basement/mechanical room is undeveloped with plenty of space for storage and future development. All this on a fully fenced and landscaped yard that is treed and has a large private deck out back. Plenty of parking as well with a 2 car detached garage in the back and an oversized front driveway with plenty of space for 2-3 more vehicles or RV Parking. Some of the recent improvements include roof, appliances flooring & paint through the whole home. Call to book your private viewing!