

164 Woodfield Road SW
Calgary, Alberta

MLS # A2261675

\$795,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,182 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Granite Counters		

Inclusions: Bookshelves in upper open office area if wanted.

Beautiful, family home close to Fish Creek Park. Well laid out, family home with 3 bedrooms up and 4 bathrooms in total. Fantastic kitchen with newer, stainless steel appliances. Main floor has a casual dining area and a formal dining room. Plenty of room to spread out on the main and upper floors. Great mudroom/laundry room area. Large primary bedroom with 3 piece bath. Second and third bedrooms up have decent space as well. Some newer windows throughout, including an egress window in the basement. Furnace and hot water tank replaced in 2017. Air conditioner added in 2018. Lower level has a separate entrance through the garage. North side backyard, perfect for keeping cool on those hot, summer days. Mostly finished basement with a single bedroom, full bath and wet bar area. Very close to Fish Creek Park and Woodbine Elementary School.