

**156 Woodfield Road SW**  
**Calgary, Alberta**

**MLS # A2278033**



**\$769,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,256 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Open Floorplan		

**Inclusions:** N/A

This stunning custom-built home in the highly sought-after community of Woodbine offers the perfect mix of elegance, comfort, and convenience. With soaring vaulted ceilings, an open-concept floor plan, and beautiful hardwood & ceramic tile flooring, this home is built to impress. The main floor is designed for living and entertaining with a spacious living room & dining room, a bright kitchen with island & breakfast bar, cozy family room with a gas fireplace, and a sunny breakfast nook with patio doors leading to your oversized deck. You'll also love the convenience of a main floor laundry and a stylish half bath. Upstairs, a charming loft welcomes you to the bedroom level, where you'll find three spacious bedrooms including a luxurious primary retreat complete with a walk-in closet, jetted tub, separate shower, and dual sinks. The fully finished lower level offers even more living space with a rec room & second fireplace, a 4th bedroom, and a smart walk-up entry to the garage—perfect for families or guests. Outside, enjoy your oversized lot with private deck and take advantage of being just steps from Fish Creek Park's walking & biking trails, plus quick access to shopping and Costco!... Also a roof that only a year old!