

88 Woodfield Drive SW
Calgary, Alberta**MLS # A2353826****\$659,000**

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,135 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Storage		

Inclusions: Fridge in basement

Welcome to this spacious 4-level split situated in the established community of Woodbine. With a Green Space directly beside the property, this home offers added privacy with one less neighbour, along with a large yard, an oversized double attached garage, and plenty of space inside for a growing family. The main level features a bright, open floor plan with hardwood flooring and large windows that bring in an abundance of natural light. There is plenty of room for both living and dining areas, while the renovated kitchen is well designed with neutral finishes, stainless steel appliances, ample cabinetry, and a large island with ample seating. The kitchen renovation was completed in 2018 and creates an open, functional space for everyday living and entertaining. With 4 bedrooms and three full bathrooms throughout the home, there is plenty of flexibility for family, guests, or a home office. the 3 bedrooms are a good size with the primary bedroom including its own 5-piece ensuite with double vanities. The lower level provides additional living space with a large family room centred around a wood-burning fireplace and direct access to the Large backyard. Additional bedroom, a full bathroom, laundry, and plenty of storage complete the lower levels of the home. The oversized double attached garage provides excellent parking, storage, and workspace. Several recent improvements have already been completed, including solar panels installed in 2024, new door and window casings in 2026, fresh interior paint in 2026, a new hot water tank in 2026, and upgraded electrical devices in 2026. . Woodbine is an established southwest Calgary community offering convenient access to schools, shopping, parks, pathways, and recreation. The community borders Fish Creek Provincial Park, providing easy access to one of Calgary's largest natural areas, while the

Woodcreek Community Association offers additional recreational facilities and community programs. Take a look you Wont be Disappointed.