

**63 Woodfield Drive SW**  
**Calgary, Alberta**

**MLS # A2201871**



**\$699,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Irregular Lot, Lawn, Recta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, See Remarks, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks, Storage, Vinyl Windows		

**Inclusions:** n/a

Exquisite Woodbine Residence | Timeless Elegance Meets Modern Comfort. Nestled in the heart of the sought-after Woodbine community, this beautifully maintained and thoughtfully updated 2 Storey home offers the perfect blend of classic charm and contemporary luxury. From the moment you arrive, the home's Hardie board siding, professionally landscaped yard, and inviting curb appeal set the tone for what awaits inside. Step into a warm and welcoming space, where original hardwood floors exude timeless character, and a sunken living room with a cozy gas fireplace creates the perfect ambiance for relaxation. The renovated kitchen and bathrooms showcase modern elegance, while upgraded windows enhance natural light and energy efficiency. Main floor laundry adds everyday convenience, and the fully finished lower level provides a versatile rec room and/or office space area. Outdoor living is just as spectacular—enjoy morning coffee or evening gatherings on the expansive deck, surrounded by a private, tranquil backyard. With a double detached garage and new fencing, this outdoor retreat is both functional and inviting. This home includes 3 beautifully appointed Bedrooms and 3 Bathrooms. The Primary Bedroom has it's own 4 Piece Ensuite with His and Hers Closets and can fit a King Size Bed and additional Furniture/Dressers. Air Conditioning offers Year-round comfort, and there are Newer Appliances & Upgraded within the last couple of years. There is Plenty of Storage & Plus a cold room & workshop area in the basement. This home is Steps from shopping, schools & parks. Also Easy access to scenic pathways & Fish Creek Park and only Minutes to top amenities & major roadways. A rare opportunity to own a charming, turn-key home in one of Calgary's most desirable communities. Schedule your private tour

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