

127 Woodford Drive SW
Calgary, Alberta

MLS # A2209751



\$600,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,314 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: n/a

First time offered for sale by original owner Newer Updates include new windows, roof (6 years) high efficient furnace(3 years), 3 piece bath(4 years), hot water tank (3 years) & Fridge (1 year). *Attention contactors* This 4 Level split home is situated on a large corner lot & features a south backing backyard. Including a total of over 2600 sq ft of developed space. The main level offers vaulted ceilings, hardwood throughout the living room, dining room & kitchen areas. Patio access is situated off the kitchen to your sunny backyard. Upstairs Hosts 3 spacious bedrooms, a 4 piece bath & a 3 piece ensuite. The first lower level provides access to the wood burning fireplace in the family room with plenty of natural light, updated modern 3 piece bath, 4th bedroom & laundry room with access to backyard. 4th level hosts a large rec room currently used as an office. With plenty of storage and low maintenance backyard this home boasts convenience. Ideally positioned a stones throw away to fish creek park, local amenities, schools, Stoney trail access, Costco & more come see why so many love the mature neighborhood of Woodbine.