

88 Woodfield Crescent SW
Calgary, Alberta

MLS # A2278930



\$685,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,576 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Patio Umbrella		

Homes like this rarely come up in Woodbine! A fully RENOVATED 5-bedroom WALKOUT, just steps from Fish Creek Park, excellent schools, and everyday conveniences including Costco, shopping, and quick access to Stoney Trail. Set on a WEST-FACING BACKYARD lot with mature trees, this home offers over 2,700 sq ft of bright, functional living space with oversized windows and an open main-floor layout. The RENOVATED KITCHEN anchors the home with custom millwork and abundant storage, stainless steel appliances including brand new Whirlpool refrigerator, Miele dishwasher, two oversized waterfall islands designed for both daily living and entertaining. The primary suite features a CUSTOM WALK-IN CLOSET and a fully updated ensuite with heated floors, Toto toilet, and steam shower. Two additional bedrooms and a REFRESHED MAIN BATH complete the upper level. The finished walkout basement adds two more bedrooms, a large family room, and flexibility for future legal suite potential (subject to city approval). Additional major updates include a NEW FURNACE, NEW ASPHALT SHINGLES, and NEW WINDOWS throughout. Outside, the sunny landscaped backyard includes garden beds, a veggie garden, deck, and expansive patio, ideal for family gatherings and long summer evenings. With the major updates already done, this home offers space, flexibility, and a location that works for everyday life. Book your showing today!