

**88 Woodfield Crescent SW
Calgary, Alberta**

MLS # A2278930



\$685,000

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|------------------|--|---------------|-------------------|
| 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 | | |

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| 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: Closet(s) | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In | | |
| 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!