

# \$768,000 - 188 Woodford Drive Sw, Calgary

MLS® #A2204880

**\$768,000**

4 Bedroom, 4.00 Bathroom, 2,092 sqft  
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SAT + SUNDAY 2 TO 4PM  
MARCH 29/30. SPECTACULAR - 2 Storey  
over 2,800+ sq. ft. of renovated development.  
4 Bedrooms and 4 bathrooms, Newer windows  
throughout, 3 large windows in the living  
room, Vaulted ceilings and electric blinds.  
Kitchen faces east with loads of morning sun,  
enjoy from the breakfast nook. Newer white  
kitchen, Quartz Island and counter tops,  
Stainless appliances, Fridge, Flat top stove &  
Bosch dishwasher. Pantry pull outs, Compost  
& Garbage built ins, soft close maple lined  
drawers, Flat ceilings w/Pot lights. Patio door  
to newer deck with Cedar stained and black  
metal railings, Gas BBQ. hookup. Sellers loved  
their yard, WOW! along the back is an(Elm,  
Aspen and Lilac, Cedar on side, Apple and  
Cherry Tree, Mountain Ash, Apple and Honey  
suckle. Front yard Snowball bush, 2nd  
flowering bush, Lilac, Cedars + Peonies,  
Cherry, Red and Yellow roses.) Bright,  
East-facing Family room w/Travertine stone  
surround gas fireplace , fan controlled by  
electric switch. Laundry room on main  
w/washer and dryer. 2pc powder room  
w/pedestal sink and Toto toilet. Main floor  
hallway, powder room and laundry are  
slate-look porcelain tile. Oak hardwood in  
Living room, Dining room, Kitchen, Family  
room and Den. Upper level neutral carpet, 4pc  
bath w/granite countertop, 2nd and 3rd  
bedrooms are good size. Large Primary  
bedroom w/stunning ensuite- Glass walk in  
shower, heated tile flooring, 6 ft. soaker tub,



granite counters and dual sinks, Up/down Hunter Douglas blinds, Lower level developed w/family room, 4th bedroom legal window and 3pc bath w/shower. Two Lennox Furnaces, 4 years new, 50 gallon Hot water tank replaced in 2024, Humidifier and Water softener. Windows and Roof 2014 also newer. Loads of storage. Seller replaced all the POLY B water lines to PEX + Brass fittings to all water lines- \$10,000.00 UPGRADE in March 2025, Pot lights, Ceiling fan, Crown Mouldings and Larger baseboards. New White garage door, attached (21 x 22) Double garage w/door opener. This home shows impeccable, Seller have lived and loved this home for 20 years. Great Opportunity and Value! Close to Schools, Local Shopping + Costco. BRT Bus system to downtown and Beautiful Fish Creek Park. 5 minutes from Glenmore Reservoir and Southland Leisure Centre. 20 minutes to Downtown Calgary!!

Built in 1988

### **Essential Information**

MLS® #	A2204880
Price	\$768,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,092
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address 188 Woodford Drive Sw

Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4C3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Front Yard, Landscaped, Rectangular Lot, Treed, Gazebo
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R-1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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