

# \$899,900 - 115 Woodfield Road Sw, Calgary

MLS® #A2203796

**\$899,900**

6 Bedroom, 4.00 Bathroom, 2,430 sqft  
Residential on 0.15 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SATURDAY (March 29)

1:00-4:00PM. Sought-After Fishcreek Point Location in Woodbine Estates! Just a block from scenic ravine pathways, top-rated schools, and under five minutes to shopping and restaurants! This spectacularly upgraded 6-bedroom, fully finished 2-story split boasts over 3,740 sq. ft. of developed space. Step inside to an amazing open-concept design featuring a soaring vaulted ceiling in the living room and a formal dining area, complemented by an upper loft/den. The stunning family room showcases a stone fireplace with custom built-ins, creating a warm and inviting space. The gorgeous kitchen has been beautifully updated with quartz countertops, a central island, and stainless-steel appliances. A spacious office/bedroom and laundry room complete the main floor. Upstairs, the giant primary suite features a luxurious ensuite with a soaker tub, separate shower, and quartz countertops. Two additional large bedrooms come with walk-in closets. The fully developed lower level offers a massive recreation room, two more bedrooms, a full bath, and plenty of storage space. Young families will love the triple-car garage. The sunny south-facing backyard features a large deck and ample windows, ensuring natural light throughout the day. The private lot is beautifully landscaped and includes an irrigation system. Upgrades Included: Shingles (2018) Maple hardwood flooring (2017) Light fixtures & LED pot lights (2017) Low-E triple-pane PVC windows (2023)



Three Garage doors (2023) High Efficiency Furnace and hot water tanks (2025) Located in a prime community, within walking distance to Fish Creek Park, schools, and a shopping plaza with Safeway, Shoppers, and more. This amazing home is ready for a new family to make it their own!

Built in 1984

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203796    |
| Price          | \$899,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,430       |
| Acres          | 0.15        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 115 Woodfield Road Sw |
| Subdivision | Woodbine              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2W 5K5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Living Room, Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Playground                    |
| Lot Description   | Rectangular Lot                        |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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