

# \$789,000 - 156 Woodfield Road Sw, Calgary

MLS® #A2246103

**\$789,000**

4 Bedroom, 4.00 Bathroom, 2,256 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

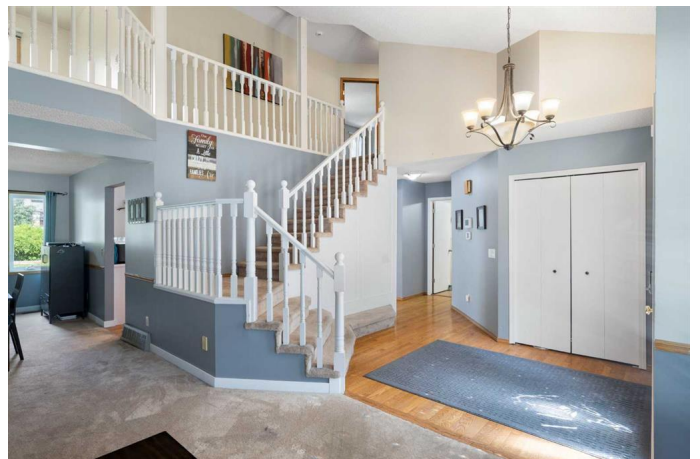
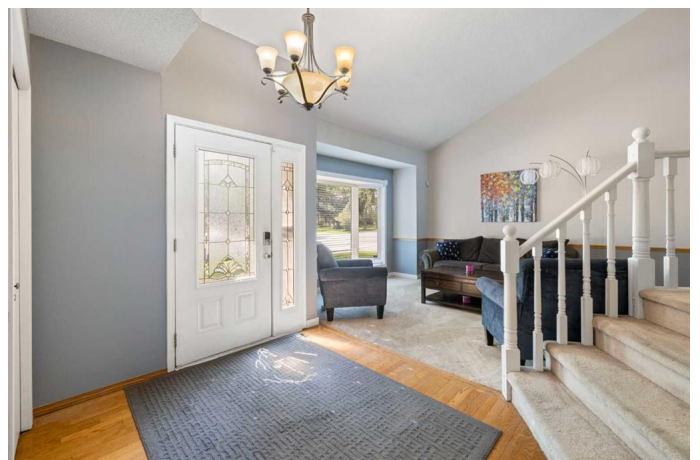
This stunning custom-built home in the highly sought-after community of Woodbine offers the perfect mix of elegance, comfort, and convenience. With soaring vaulted ceilings, an open-concept floor plan, and beautiful hardwood & ceramic tile flooring, this home is built to impress. The main floor is designed for living and entertaining with a spacious living room & dining room, a bright kitchen with island & breakfast bar, cozy family room with a gas fireplace, and a sunny breakfast nook with patio doors leading to your oversized deck. You™ also love the convenience of a main floor laundry and a stylish half bath. Upstairs, a charming loft welcomes you to the bedroom level, where you™ find three spacious bedrooms including a luxurious primary retreat complete with a walk-in closet, jetted tub, separate shower, and dual sinks. The fully finished lower level offers even more living space with a rec room & second fireplace, a 4th bedroom, and a smart walk-up entry to the garage—perfect for families or guests. Outside, enjoy your oversized lot with private deck and take advantage of being just steps from Fish Creek Park™s walking & biking trails, plus quick access to shopping and Costco!... Also a roof that only a year old!

Built in 1985

## Essential Information

MLS® #

A2246103



|                |             |
|----------------|-------------|
| Price          | \$789,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,256       |
| Acres          | 0.14        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 156 Woodfield Road Sw |
| Subdivision | Woodbine              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 3V9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Open Floorplan                                                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | Central Air                                                                                                              |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                        |
| Fireplaces        | Gas, Basement, Brick Facing, Family Room, Insert, Mantle                                                                 |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full                                                                                                                     |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Brick, Stucco, Wood Siding                                                     |
| Foundation        | Wood                                                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 47                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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