

# \$749,900 - 256 Woodfield Place Sw, Calgary

MLS® #A2228643

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Tucked away in a peaceful cul-de-sac and backing directly onto a park green space, this captivating two-storey gem in Woodbine is the spacious family living and unbeatable location. Step into your private backyard oasis featuring a spacious deck, blooming landscaping, underground sprinklers, a BBQ gas line, and direct access from both the kitchen nook and family room. Inside, the main floor is warm and inviting with rich hardwood flooring throughout, soaring vaulted ceilings in the front living room, and a second cozy family room with stunning exposed beams and a charming wood-burning fireplace equipped with a natural gas log lighter. The kitchen is both stylish and functional, offering gleaming granite countertops, stainless steel appliances, and a reverse osmosis water system. Enjoy the flexibility of a formal dining room for special occasions and a bright, casual breakfast nook for everyday meals. A refreshed powder room with updated counters and lighting completes the main level. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a walk-in closet, second closet, and an updated 3-piece ensuite. The main 4-piece hall bath has also been tastefully renovated. Additional highlights include an insulated attached garage, central A/C, a high-efficiency furnace (2022), HRV unit (2021), and a spacious unfinished basement with excellent potential for future development.Â This is a rare opportunity to own a lovingly maintained home in one of Calgaryâ€™s most established



and nature-rich communitiesâ€”just steps from Fish Creek Park and close to all the amenities you need. Donâ€™t miss your chance to call Woodbine home!

Built in 1980

**Essential Information**

MLS® #	A2228643
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	256 Woodfield Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3T8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Level, No Neighbours Behind, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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