

# \$850,000 - 11 Woodfern Rise Sw, Calgary

MLS® #A2205849

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,055 sqft  
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to this beautifully renovated home, where every detail has been thoughtfully reimagined with modern design and functionality in mind. From new windows and a stylish garage door to upgraded lighting, flooring, and appliances, this home has been completely transformed into a sleek, move-in-ready sanctuary. As you enter, you're greeted by a spacious front entrance featuring custom built-in storage – perfect for storing all your seasonal gear, with convenient hooks for coats. The open concept main floor boasts brand new flooring, fresh paint, and stunning new lighting throughout, highlighted by a beautiful skylight and large bay window that fills the space with natural light. The heart of the home is the gourmet kitchen, complete with a massive island and brand-new, top-of-the-line appliances, including a built-in air fryer in the oven. The eye-catching backsplash adds a touch of luxury, while the kitchen window offers a picturesque view of the well-manicured backyard. Sliding doors off the kitchen lead directly to a tiered deck, providing the perfect space for outdoor dining or relaxation. Upstairs, you'll find three generously sized bedrooms, including a master suite that features its own private balcony and an ensuite bathroom. The second bathroom is equally luxurious, boasting an oversized soaker tub for ultimate relaxation. The cozy lower level is ideal for movie nights or cozy relaxation, with a spacious TV room



highlighted by a wood-burning fireplace. Another set of sliding doors provides easy access to the second level of the tiered deck, offering seamless indoor-to-outdoor living. This level also includes an additional bedroom, a full bathroom, and convenient laundry facilities. The finished basement provides even more space for your family's needs. It includes an additional bedroom, a walk-in closet, a secret crawl space for extra storage, a wet bar, and a massive storage area – ideal for keeping everything organized. The home also boasts a double attached garage, drywalled and freshly painted, along with a large parking pad in the backyard for additional convenience. Located on a spacious corner lot, this property is just minutes from shopping, ensuring all your needs are just a short distance away. No detail was overlooked in the renovation of this home, and it shows! From the gorgeous new finishes to the thoughtful layout, every inch has been crafted with care and attention. Don't miss your chance to own this fully renovated gem – it's truly one of a kind! Be sure to check out the virtual tour.

Built in 1980

### **Essential Information**

MLS® #	A2205849
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,055
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 11 Woodfern Rise Sw  
Subdivision Woodbine  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 4W7

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, RV Access/Parking  
# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wet Bar  
Appliances Built-In Oven, Built-In Range, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025  
Days on Market 14

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Key

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