

**20 WOODFERN DR SW**



**Class:** Detached  
**Type:** Detached  
**Style:** Bungalow  
**Year Built:** 1981  
**LINC #:** [0010387512](#)  
**Legal Plan:** 8010279 **Blk:** 6 **Lot:** 76  
**Area:** Calgary  
**Zone:** Zone S  
**Community:** Woodbine 147  
**Postal Code:** T2W 4E4  
**Condo Type:** Not a Condo  
**Possession:** 30/Negotiable

**Land Use:** R-C1 **New Hm:**  
**Title to Land:** Fee Simple **Tax Amt/Yr:** \$3,433/2019  
**Conform Rpt:** 2020/Real Property Report With Compliance **Local Imp Amt:**  
**Restrictions:** None Known **HOA:** No  
**Condo Fee:**

COME VIEW THE 3D TOUR of this stunning bungalow in Woodbine. 3,200+ sf of developed space. You'll love the vaulted ceilings & vinyl plank flooring. The main floor opens with a cozy living room. The totally renovated kitchen is a delight - so many pot & pan drawers! Quartz countertops galore. Stainless steel appliances. Step in pantry. Both the kitchen & dining areas get masses of natural light from the skylight. A further living area is situated by the feature wood burning fireplace which has sliding glass doors to either side, that lead out to the private yard with its deck & pergola. The main level also features a spacious master bedroom with a 3 pc en-suite, two further bedrooms, a recently renovated family bathroom & a laundry area. Downstairs, there's a huge family/recreation room with a bar & a fireplace, as well as a bedroom, a bathroom, a hobby area & plenty of storage. Nearly all the windows are now vinyl units & the shingles were replaced in 2016. Oversized garage. Great location, great value!

Rooms & Measurements

<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	<b>Bedrooms A/T: 3/4 Rms Abv: 8 F/H Baths: 3/0</b>						
Living Rm	4.4X3.1	14'6"X10'3"	M							
<u>Room Type</u>	<u>Dim/M</u>	<u>Dim/Ft</u>	<u>Level</u>	<b>Baths:</b>		<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>
Family Rm	5.0X4.2	16'3"X13'11"	M	<b>EnSt Bth:</b>		0	1	1	0	0
Kitchen	6.0X3.2	19'8"X10'4"	M			0	1	0	0	0
Dining Rm	4.5X3.5	14'10"X11'4"	M	<b>Level</b>		<b>Mtr2:</b>		<b>Sq Ft</b>		
Mstr Bed	4.0X3.9	13'2"X12'8"	M	<b>Main:</b>		166.02		1,787		
Bedroom	3.4X3.4	11'0"X11'0"	M	<b>Upper:</b>						
Bedroom	3.1X2.5	10'3"X8'4"	M	<b>Above Grade:</b>						
Laundry	2.0X0.9	6'7"X3'0"	M	<b>Lower:</b>						
2nd FR	6.7X5.6	21'10"X18'5"	B	<b>Below Grade:</b>		134.43	1,447			
Rec Rm	6.4X5.5	20'10"X18'0"	B							
Bedroom	5.3X3.2	17'5"X10'4"	B	<b>Total A.G.</b>		166.02	1,787			
Hobby Rm	6.5X3.1	21'3"X10'2"	B							
Storage	3.6X1.8	11'10"X5'11"	B							

Property Information

**Basement:** Full-Fully Finished  
**Suite:** Suite - None  
**Construction:** Wood Frame  
**Foundation:** Concrete  
**Exterior:** Brick, Wood  
**Roof Type:** Asphalt Shingles  
**Front Exp:** South  
**Parking:** 4/Double Garage Attached  
**Features:** Bar, Deck, No Smoking Home, Porch, Programmable Thermostat, Skylight, Vaulted Ceiling, Windows - Vinyl  
**Site Influences:** Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Shopping Nearby  
**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum System(s), Washer, Water Softener  
**Goods Excluded:** Contact listing agent for full list of included and excluded items.  
**HOA Fee Incl:**

**Heating:** Forced Air-1  
**Fin FP/Rgh-In:** 2  
**Lot Shape:** Rectangular  
**Lot Sq M:** 511.00 m2  
**Frntg X Depth:** 15.24x33.52  
**Flooring:** Carpet, Ceramic Tile, Laminate Flooring, Vinyl Plank  
**Fuel:** Natural Gas  
**Fuel:** Electric Only, Wood With Log Lighter

Agent & Office Information

**List Firm:** RE/MAX IREALTY INNOVATIONS  
**Ownership:** Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).