



**GRASSROOTS**

REALTY GROUP

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**983 Woodbine Boulevard SW  
Calgary, Alberta**

**MLS # A2301604**

**\$700,000**



<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,003 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Plug-In		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, See Remarks, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, Smart Home, Wood Windows		

**Inclusions:** 2 tv mounts , dishwasher as is

Imagine your escape in Sought after Woodbine—steps from the magic of Fish Creek Provincial Park, with its flowing river, shady picnic spots, and endless trails right there for you. A MASSIVE private BACKYARD oasis awaits: beautifully landscaped with two apple trees and one cherry tree, plus a cozy fire pit for starry nights and s&rsquo;mores. The main floor features a front living room with BAY windows, a family room with a cozy brass accented FIREPLACE , a flex room with a BAY window- ideal for a bedroom , a home office, kids playroom etc&hellip;) The spacious kitchen has views of the backyard making it feel like you are living in the country, an eating area and patio doors that lead to your DECK and MASSIVE BACKYARD complete with a large shed. Main floor bathroom at your fingertips and the closet can be converted to a shower if you wish. Upstairs there are 4 spacious bedrooms, 2 bathrooms including a ENSUITE in the Primary bedroom and a WALK-IN closet. The durable concrete roof keeps things cool in summer and warm in winter and the central AC will keep you comfortable on those hot summer days and evenings . A few small personal touches like underground sprinklers and vaccu flow offer easy upkeep and convenience. There are also Security shutters .The basement is ready for your personal touch&mdash;home theatre, gym, whatever sparks joy. In a quiet desirable neighbourhood with quick access to the downtown and (Bragg Creek adventures just 30 minutes away)