



**76 Woodborough Crescent SW  
Calgary, Alberta**

**MLS # A2308926**



**\$600,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Private, Rect		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** Refrigerator in basement, TV & Wall mount in master, Wall mount on main

Nestled on an exceptionally large lot in the heart of Woodbine, this beautifully updated home offers the perfect balance of space, style, and functionality in one of Calgary's most established family communities. With an EAST-FRONT orientation and a sunny WEST-FACING BACKYARD, this meticulously maintained property features OVER 2,200 SQ. FT. OF DEVELOPED LIVING SPACE, 4 BEDROOMS, 3.5 BATHROOMS, CENTRAL AIR CONDITIONING, and an OVERSIZED DOUBLE DETACHED GARAGE, all thoughtfully designed for comfortable everyday living and effortless entertaining. From the moment you step inside, you'll immediately appreciate the pride of ownership and quality of craftsmanship throughout. The home has been extensively updated with NEWER WINDOWS, UPDATED FLOORING, NEWER APPLIANCES, modern finishes, and a bright, functional layout that feels both warm and refined. Significant mechanical upgrades completed during the 2022 renovation include a NEW FURNACE and HOT WATER TANK, offering both comfort and peace of mind for years to come. Natural light pours through the home, creating an inviting atmosphere across the spacious main living areas. The fully renovated kitchen serves as the centerpiece of the home with stylish cabinetry, ample prep space, updated appliances, and seamless flow into the adjoining dining and living areas, ideal for hosting family and friends. Upstairs, you'll find three spacious bedrooms, including a beautifully appointed primary retreat complete with its own private ensuite bath. The FULLY DEVELOPED BASEMENT adds incredible versatility with a large recreation room, an additional den perfect for a home office, gym, or flex space, a FOURTH BEDROOM WITH A LEGAL EGRESS WINDOW, and a full bathroom, making it an ideal setup for

guests, teenagers, or multigenerational living. Step outside into the expansive west-facing backyard where the size of the lot truly sets this property apart. Whether you're entertaining, gardening, or simply enjoying the afternoon and evening sun, this outdoor space offers both privacy and endless potential. Perfectly located CLOSE TO SCHOOLS, parks, playgrounds, pathways, shopping, transit, and Fish Creek Provincial Park, this home combines thoughtful renovations, exceptional space, and an unbeatable location in one outstanding package.