



**120 Woodbrook Close SW
Calgary, Alberta**

MLS # A2318650



\$850,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,490 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Covered, Double Garage Attached, Driveway, Owned, Secured		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions: Main Unit: Induction stove, hood fan, dishwasher, fridge, stacked washer/dryer. Suite: Electric range, dishwasher, microwave hood fan combo, fridge, stacked washer/dryer. ALL window coverings (curtains in upper 3 bedrooms and lower suite.)

Welcome to this extensively renovated and move in ready home featuring a fully legal basement suite with a separate walk down entrance, an exceptional opportunity for homeowners and investors alike. Thoughtfully updated from top to bottom, this property offers modern finishes, functional design, and long term peace of mind with major system upgrades already complete. The main floor showcases a stunning new kitchen completed in 2024, equipped with an induction range, stainless steel appliances, and contemporary finishes, complemented by a freshly updated knockdown ceiling for a clean, modern look. The ensuite bathroom has been fully redesigned in 2024, bringing a spa like feel to your daily routine. Additional upgrades include all new main floor windows in 2021, Hardie board siding in 2021, and added 2 inch rigid insulation for improved energy efficiency. Downstairs, the fully legal suite completed in 2024 is bright and well appointed, featuring its own updated kitchen with a new range and fridge, separate laundry, and enlarged egress windows completed in 2016. This legal suite offers excellent rental income potential or flexibility for multi generational living. Situated on a large corner lot, the property offers a spacious yard with mature landscaping, providing both privacy and room to enjoy the outdoors. Outside, you will also appreciate the brand new concrete driveway completed in 2024 and the home's excellent curb appeal. Major mechanical upgrades include a new water heater in 2021, air conditioning installed in 2020, furnace replaced in 2013 with heat exchanger replaced under warranty, and roof replaced in 2013, ensuring long term reliability. Ideally located close to schools, parks, and everyday amenities, you are just minutes from the shops at Buffalo Run, Costco, Fish Creek Park, Canyon Meadows Golf Course, and the

Glenmore Reservoir. Commuting is effortless with quick access to Stoney Trail, Macleod Trail, and Deerfoot Trail for seamless city wide connectivity. Set in a welcoming community known for its strong sense of pride and friendly neighbours, this is a location you will truly love coming home to. With extensive renovations, income potential, and an unbeatable location, this is a rare turnkey opportunity you will not want to miss.