



**51 Woodbrook Green SW
Calgary, Alberta**

MLS # A2320505



\$669,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,771 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level, Sloped Up		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: shelves in bathroom, linen/utility cupboard, shoe cupboard, desk in spare bedroom, workbench in garage, white board in office can stay or they'll take it same with tv mount

Located on a quiet cul-de-sac in the sought-after community of Woodbine, this beautifully cared-for home exudes warmth, comfort, and pride of ownership. This back-split layout features a spacious ground-level family room with patio doors leading to a covered patio and all-season BBQ area with gas line. Also, a dedicated office and a convenient side entrance which creates flexible living space for families, guests, or a home-based job/business. Thoughtful décor choices, hardwood flooring, stainless steel appliances, fresh paint (2023), stylish electronic Hunter Douglas blinds, and meticulous care and maintenance give this home a welcoming feel from the moment you arrive. The backyard is a standout feature, showcasing pretty, tidy gardens, mature plantings, and a covered poured-concrete patio that extends your living space outdoors. With sunny south exposure, this private retreat is the perfect setting for morning coffee, summer barbecues, or simply for relaxing. An insulated and drywalled garage, newer garage door (2025), hot water tank (2025), front entry door with Weiser keyless entry (2023), roof (2017), electrical panel (2016), and high-efficiency furnace (2015) reflect the exceptional care invested in this home over the years. Conveniently located close to shopping, schools, parks, and major commuter routes, this is a home that has been truly cherished and exceptionally well maintained.