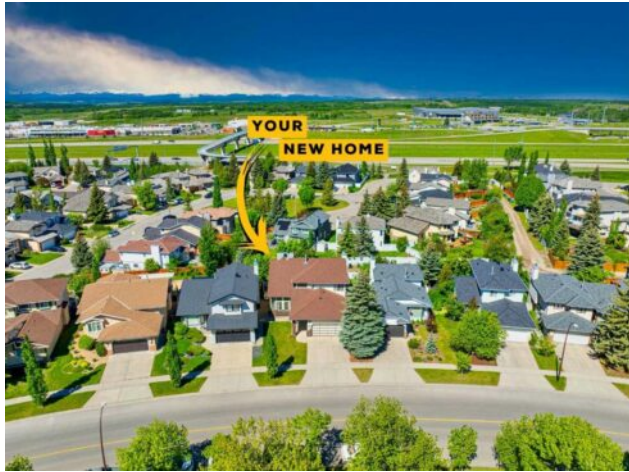




**561 Woodbine Boulevard SW
Calgary, Alberta**

MLS # A2323455



\$700,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, French Door, High Ceilings, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hood Fan

Offering almost 3,700 sq. ft. of developed living space, this meticulously maintained walkout home showcases breathtaking west facing mountain views and an exceptional layout designed for growing families. With four spacious bedrooms above grade, a main floor office, and an additional oversized bedroom in the fully developed walkout basement, there is room for everyone to live, work, and entertain comfortably. The main floor is highlighted by a stunning vaulted living room that fills the home with natural light and creates a grand yet inviting atmosphere. An adjoining formal dining room provides the perfect setting for family gatherings and special occasions, while the cozy family room with a fireplace offers a warm place to relax. The central kitchen is thoughtfully positioned between the main living spaces and opens to a bright breakfast nook with direct access to the elevated west facing deck, creating the perfect space to enjoy morning coffee or take in the mountain views and evening sunsets. Hardwood flooring flows throughout the home, adding warmth and timeless character. Completing the main level is a private office, a convenient laundry room, and a two piece powder room. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat featuring a walk in closet and an upgraded spa inspired ensuite. A well appointed full bathroom serves the additional bedrooms, making the upper level ideal for families. The fully developed walkout basement offers exceptional flexibility with a large recreation area, an oversized fifth bedroom, a full bathroom, extensive storage, and direct access to the private west facing backyard. Pride of ownership is evident throughout, with the home having been exceptionally well maintained over the years. An updated roof and an oversized double attached garage add to the home's long list of features. Ideally

located just minutes from Fish Creek Park, schools, parks, and everyday amenities, you'll also enjoy quick access to Stoney Trail, making commuting around the city effortless. The growing shopping district along Tsuut'ina Trail, including Costco, shops, restaurants, and services, is just a short drive away, adding even more convenience to this exceptional family home.