



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44 Woodbrook Place SW
Calgary, Alberta

MLS # A2335127



\$845,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,341 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Single		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to your beautifully updated home in the heart of Woodbine! PLEASE NOTE: RMS measurements exclude the main level and office as they are slightly below grade. The total living space across the main level and second floor is approximately 1905 sq. ft. From the moment you arrive, you'll appreciate the thoughtful updates and modern improvements throughout this inviting 3-bedroom home, perfectly suited for a growing family, first-time buyer, or anyone looking for a fantastic property in an established southwest Calgary community. The main level offers a warm and functional layout designed for everyday living and entertaining. The efficiently designed kitchen features updated cabinetry, stainless steel appliances, and refreshed flooring, making meal preparation both practical and enjoyable. The adjoining dining area provides an inviting space for family meals and gatherings, while the welcoming family room offers a comfortable place to relax. A cozy sunken living room adds additional living space and character to the home. The home office or bedroom is a standout feature, complete with functional built-in cabinetry and plenty of natural light—ideal for working from home, studying, or using as an additional bedroom. Numerous improvements provide both style and peace of mind, including R-50 insulation, central air conditioning, updated flooring, kitchen cabinets, stainless steel appliances, baseboards, interior doors, LED lighting, refreshed bathrooms, and fresh exterior paint. Thoughtful updates throughout make this home move-in ready while providing the comfort and efficiency today's buyers are looking for. Step outside and discover what truly sets this property apart: an oversized, pie-shaped lot offering an exceptional amount of outdoor space. Enjoy your morning coffee under the gazebo on the spacious deck, create your own

garden oasis, or gather around the fire pit on crisp fall evenings. The Single detached garage provides excellent space for a workshop, hobby area, storage, or recreational toys, while the generous yard offers plenty of room to park a boat or RV. A double front attached garage tops off space for your daily drivers. The location is equally impressive. Kids can walk to highly regarded schools in the neighbourhood, while nearby Woodborough Park offers tennis, pickleball, basketball, a skatepark, and plenty of green space for outdoor enjoyment. Hop on your bike and connect to Fish Creek Provincial Park, with approximately 100 km of pathways and trails to explore. Everyday convenience is close at hand, with Costco, fitness facilities, shopping, dining, and the growing amenities at Buffalo Run just minutes away. Easy access to the ring road makes commuting across Calgary quick and convenient. A beautifully updated home, an exceptional oversized lot, fantastic outdoor space, and an unbeatable Woodbine location—this is a property you’ll be proud to call home. Come see everything this wonderful home has to offer!