



GRASSROOTS
REALTY GROUP

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7 Woodbrook Way SW
Calgary, Alberta

MLS # A2346273



\$619,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,652 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: kitchen island, garden tools, lawnmower

With 4 bedrooms, 2.5 bathrooms, and almost 2300 sq ft of developed living space, this property offers a spacious and comfortable lifestyle. The big items are done - FURNACE (2024), WINDOWS / FRONT DOOR (2021), house / garage SHINGLES (2022), HOT WATER TANK (2024), SOLAR PANELS (2022), UPDATED 4 pc / 3 pc BATHROOMS (2023), chain link FENCE (2024). As you step inside, you'll be greeted by the spacious foyer featuring an impressive double volume high ceiling. Step into the living with VAULTED ceiling and huge window allowing lots of natural light in the open concept living dining room. Laminate flooring flows through this area. Continue into the large kitchen with lots of counterspace and island. This flows into a cozy family room with a gas brick fireplace you can cuddle in front of on those winter evenings. From here French doors lead onto the large back West facing deck (17.5 ft x 14.75 ft), perfect for summer BBQ's and entertaining. The spacious back yard has lots of room for children and pets to play. Convenience is key with a main floor laundry room and a 2-piece washroom. The upper level features a huge master bedroom with room for a king size bed which is a tranquil retreat with its private UPDATED 3pc ensuite perfect for unwinding after a long day. Two additional spacious bedrooms provide ample space for family members or guests. A UPDATED 4-piece bathroom completes this level. The finished basement adds extra versatility to this fantastic home. At the bottom of the stairs is your private den/office separate from the living space. In the other direction is a large rec room for family movie or game nights. A fun bar area is currently at the one end. A large 4th bedroom with an egress window is perfect for the older child or extended family. There is also a huge separate storage room. The double detached garage

has plenty of room for 2 vehicles and extra storage. Walking distance to both community schools, Woodbine School, St Jude Elem, Fish Creek Park and the shops and restaurants in Woodbine Square, Woodbine Athletic Park. A 2-minute drive to Stoney Trail South, Costco and Shops at Buffalo Run!