



GRASSROOTS
REALTY GROUP

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912 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2347803



\$699,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,091 sq.ft.	Age:	1988 (38 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Jetted Tub, Storage, Walk-In Closet(s)		

Inclusions: Model Railway Layout. Jacuzzi Tub - As Is (it has not been used in decades)

Set on a desirable corner lot with a west-facing backyard, this spacious family home stands out for its generous proportions, thoughtful layout and larger-than-average footprint for the neighbourhood. With well-sized rooms, great natural light and plenty of opportunity to personalize, it's an ideal choice for buyers looking to create a home that truly reflects their style. The main floor is designed for both family life and entertaining, with a formal living room off the foyer and a dining room with a bay window overlooking the side yard and access to the deck. At the back of the home, a bright breakfast nook surrounded by windows brings in beautiful natural light. The kitchen offers plenty of cabinetry and granite countertops and opens to the family room, where a wood-burning fireplace, built-in shelving, hardwood floors and views of the backyard create a warm and inviting place to gather. It's an ideal layout for staying connected while cooking, entertaining or keeping an eye on the kids. Upstairs are four bedrooms, including a spacious primary bedroom with a walk-in closet and four-piece ensuite. The developed basement adds even more flexibility with two additional bedrooms, a bathroom and a recreation room with a wet bar perfect for guests, teenagers, a home office or hobbies. For a little unexpected fun, the recreation room comes complete with a model railway layout, including the tracks, points and a controller. The trains, wagons and models aren't included, so the next owner can make it entirely their own. Consider it a head start on a new hobby! Outside, the large west-facing deck is made for sunny afternoons and long summer evenings, with an electric awning for shade and mature trees and shrubs adding privacy and character. An oversized double attached garage provides excellent parking and storage. The location is ideal for an active family,

with schools, parks, a skateboard park, and basketball, tennis and pickleball courts nearby. Fish Creek Provincial Park is close for dog walks, bike rides and weekend adventures, while easy access to Stoney Trail connects you quickly to the rest of the city. Costco and the shops and amenities at Buffalo Run are also just a short drive away. This spacious home has lasting appeal ready for its next owners to make it their own.