



GRASSROOTS
REALTY GROUP

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296 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2350592



\$624,800

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,675 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, 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:	High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Some homes simply have a personality all their own, and this is one of them. Welcome to 296 Woodbine Boulevard, a beautifully maintained two-storey home offering exceptional architectural character, over 2,500 sq. ft. of total living space, four bedrooms, 3.5 bathrooms, and a thoughtfully designed floor plan that feels even larger than its measurements suggest. Complete with a spectacular southwest-facing backyard, this home offers a rare combination of space, character, and lifestyle in the established community of Woodbine. From the moment you step inside, the vaulted ceilings, expansive skylights, and abundance of natural light create an immediate sense of openness. The living room is anchored by a beautiful wood-burning fireplace, while hardwood flooring adds warmth and character throughout the main living spaces. Whether you're enjoying a quiet morning with coffee or hosting family and friends, this is a home designed to be lived in and enjoyed. The spacious kitchen offers generous counter space, a large island with seating, and an open connection to the dining area, where there's plenty of room to gather around the table. With a functional layout and excellent flow between the principal living spaces, entertaining comes naturally. Upstairs, you'll find three bedrooms, including an exceptionally spacious primary retreat with a beautifully renovated ensuite featuring a rain shower. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement adds another dimension of versatility, offering a fourth bedroom, an additional three-piece bathroom, and an expansive recreation area with room for a home gym, children's play space, media room, or whatever suits your lifestyle. Even the ceiling-mounted monkey bars add a playful and unexpected touch. But perhaps the most memorable feature of

this property is waiting outside. The sunny, southwest-facing backyard is a gardener's dream and a private retreat from city life. Surrounded by mature landscaping, established raspberry plants, garden beds, and seasonal greenery, it offers an atmosphere that's increasingly difficult to find. Enjoy summer evenings on the newer deck with its built-in planter, grow your own produce, or simply relax in a backyard that feels worlds away from the city. A double detached garage completes the outdoor space. Numerous improvements add to the appeal, including a beautifully renovated ensuite, newer hot water tank, updated primary bedroom windows, new basement egress window, refreshed interior and exterior paint, newer front porch, updated kitchen sink and refrigerator, and more. Located in the mature, tree-lined community of Woodbine, you'll enjoy convenient access to Fish Creek Provincial Park, nearby schools, walking paths, shopping, and the amenities of Buffalo Run. It's a neighbourhood where towering trees, established surroundings, and incredible access to nature create a lifestyle that's hard to replicate.