



GRASSROOTS
REALTY GROUP

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355 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2351211



\$699,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,157 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Nestled within the desirable community of Woodbine, this thoughtfully designed 4 Level Split home has been professionally renovated with permits, from the studs out. New plumbing, New Electrical Wiring & Panel, LED lighting in bedrooms, New Roof, New Drywall, Recessed lighting throughout, New Windows, New Doors, New Siding, New exterior rigid Insulation and much more. Boasting over 2245 square feet across its 4 finished levels, including the developed basement with a 400 sq ft Crawl Space, this residence provides ample room for families and entertaining. Upon entering, you'll find the welcoming open plan high end kitchen with a five-ring gas cook top, double ovens, and a cabinet covered dishwasher, water and ice making fridge and quartz countertops. The recessed lighting throughout the main level gives a clean and professional look to the comfortable living room with built in features and a large sectional couch. The spacious bright dining area looks out onto the south facing playing field/park. In the upper level you will find three generously sized bedrooms, the primary having a "jack and jill" access to the fourpiece bathroom and a large walk-in closet. Descending to the lower level which is filled with light you will find a comfortable family room, fourth bedroom and a three-piece bathroom. In the basement level there is a fifth bedroom/office that is sound proofed with extra insulation, a third bathroom and a recreational room offering a versatile space for relaxation or hobbies. This home is completely finished even the laundry room & the utility rooms are inviting. Along with a tankless hot water system for efficient heating, you will see the new high efficiency furnace. Outside, on the West side there is a very comfortable covered patio with great access to the kitchen. This home is completely low maintenance landscaping and backs

onto a paved back lane. Ideal for the car or hobby enthusiast is the oversized double detached garage with even more storage. Alongside this is a third spot in the covered car port. With community amenities such as the park, playground, schools nearby, shopping nearby, (five minutes to Buffalo Run Amenities) tennis court(s), walking/bike paths, Fish Creek this home provides a wonderful opportunity to experience southwest Calgary living.