



**GRASSROOTS**  
REALTY GROUP

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**141 Woodbrook Road SW**  
**Calgary, Alberta**

**MLS # A2352120**

**\$649,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Woodbine                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 4 Level Split                                                           |               |                   |
| <b>Size:</b>     | 1,889 sq.ft.                                                            | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shape |               |                   |

|                    |                                                                                            |                   |      |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco                                                                              | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Soaking Tub, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** All Appliances Sold "as is"

Welcome to this spacious four-level split in the established southwest community of Woodbine, a versatile family-friendly layout and an excellent opportunity to update and personalize a solid home with great potential. Set on a mature lot with mature surroundings, a fenced backyard and an attached double garage, this property already has several of the significant, higher-cost improvements taken care of, providing a strong starting point for your interior design and renovation ideas. Major updates include triple-pane windows throughout, a high-efficiency furnace, a whole-home on-demand water heater and durable wood shake-style metal roofing. With these important improvements already completed, buyers can focus on refreshing the interior and making the home their own. The main level features spacious living and dining areas with plenty of natural light, along with a functional kitchen offering generous cabinetry, ample workspace and an adjoining eating area overlooking the backyard. From the eating area, step outside to the rear deck and fenced yard, which offers plenty of space to enjoy the outdoors. Upstairs are three well-proportioned bedrooms, including the primary bedroom with a walk-in closet and private ensuite. The main bathroom has been updated and features a convenient walk-in shower. The lower level adds valuable living space with a generous family room featuring a brick-facing gas fireplace. A fourth bedroom and full bathroom provide flexibility for guests, older children, a home office or extended family, while the dedicated laundry room adds everyday functionality. The basement level provides even more potential, with partially finished space that could be transformed into a recreation room, gym, hobby space, workshop or additional storage depending on your needs. Central air conditioning and a water softener add further convenience. Outside,

you'll find a fenced backyard, front porch, rear deck and patio. The double attached garage and driveway provide ample parking. Located in sought-after Woodbine, the home is close to parks, playgrounds, schools, pathways and everyday shopping, with convenient access to major routes throughout southwest Calgary. Fish Creek Provincial Park is also nearby, offering an extensive network of pathways and natural spaces to explore.