

\$750,000 - 79 Woodbrook Road Sw, Calgary

MLS® #A2258258

\$750,000

4 Bedroom, 4.00 Bathroom, 1,985 sqft

Single Family on 0.13 Acres

Woodbine, Calgary, Alberta

Well-Located Family Home with Mountain Views on a Corner Lot || Welcome to this comfortable family home in a desirable community, close to schools, parks, and the pathways of Fish Creek Park. The main floor offers a practical layout with a bright living and dining space that flows into the kitchen, complete with granite counters, a Jenn-Air gas stove, a porcelain apron sink, and custom cabinetry. A versatile office on this level provides flexible use as a home office, playroom, or even a bedroom, while the sunroom offers a sunny spot to enjoy year-round. Main-floor laundry adds everyday convenience. Upstairs you'll find three bedrooms, including a primary with its own ensuite featuring dual sinks, a jetted tub, and access to a south west-facing balcony where you can take in the mountain views and stunning sunsets. The fully finished basement includes a fourth bedroom with an ensuite, a recreation room, a workshop, a sauna, and plenty of storage. Outdoors, the south-facing backyard is landscaped with mature trees and perennials, offering privacy, seasonal colour, and space for relaxing or entertaining. Recent updates include exterior paint, garage doors, and fencing. Additional features include triple-pane windows, underground sprinklers, and a mini watering system for deck planters. This home is set in a prime location with nearby biking and walking trails leading to Fish Creek Park, Glenmore Landing, schools that rank high on the Fraser ratings and



off-leash areas. It's a well-cared-for property that combines practical updates with a welcoming layout, ready for its next owners.
(id:6289)

Built in 1980

Essential Information

Listing #	A2258258
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,985
Acres	0.13
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	79 Woodbrook Road Sw
Subdivision	Woodbine
City	Calgary
Province	Alberta
Postal Code	T2W4M5

Amenities

Amenities	Schools, Shopping
Features	See remarks, Back lane, No Smoking Home, Sauna
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Hood Fan, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick, Vinyl siding

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX First



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