

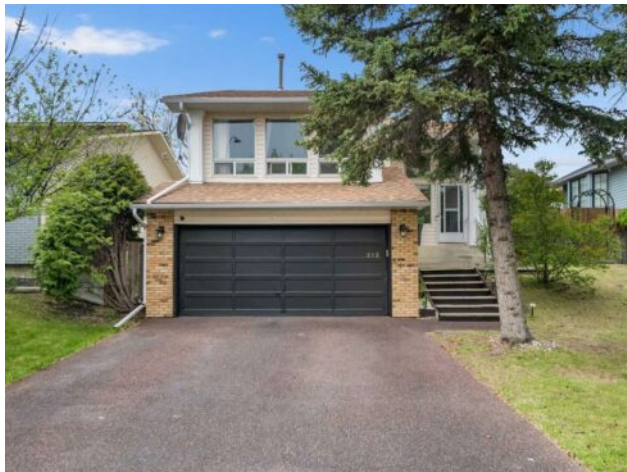


GRASSROOTS
REALTY GROUP

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212 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2216086



\$659,900

Division:	Woodbine		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,242 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Square Shaped Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator (2), microwave (2), dish washer (2), windows blinds, range hood (2)		

**** Open house this Sunday June 15th 2-3:30pm**** Welcome to this inviting bi-level single detached family home located in the desirable Woodbine neighborhood. As you step inside, you'll be greeted by a bright and welcoming living room with vaulted ceilings and large windows that flood the space with natural light. The upper level has been upgraded with brand new flooring, classic subway tile backsplash and modern quartz counter top. The primary bedroom, located at the end of the hallway, offers a private retreat with a 5 piece bath ensuite, the second bedroom is conveniently located nearby as well as an extra bathroom just outside of the bedroom. Just off the kitchen, you'll find a beautiful deck that's perfect for entertaining, along with a spacious backyard ideally for children to play and families to enjoy outdoor time together. This property also offers exceptional convenience with a double attached garage at the front of the home for easy access. In addition, there is an extra parking space at the back that can also be used as a RV parking, ideal for families with multiple vehicles or those who love to travel and explore. A private entrance to the basement making it a fantastic bonus that offers a full kitchen, large windows, a cozy living room and a good sized bedroom. It also includes a full bathroom and its own furnace for independent temperature control. This home is made for family memories from bedtime stories to birthday celebrations. The only thing better than owning this beautiful home is sharing it with the ones you love. Welcome home!