



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

968 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2227086



\$740,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Woodbine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,200 sq.ft. | Age: | 1986 (39 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Attached, RV Access/Parking, See Remarks | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Private, See Remarks | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Jetted Tub, No Smoking Home, See Remarks | | |

Inclusions: none

Welcome to this spacious and well-maintained 4-bedroom, 4-bathroom home in the highly sought-after community of Woodbine. Nestled on a quiet street with mountain views, this fully developed two-storey home offers over 3,000 sq ft of living space and thoughtful updates throughout. The main floor boasts vaulted ceilings, hardwood floors, and a large formal dining room—perfect for entertaining. The kitchen features updated countertops and a stylish backsplash, while the cozy family room is anchored by a wood-burning fireplace with natural gas starter, and opens directly onto a large west-facing deck with gas BBQ hookup. Upstairs you'll find three spacious bedrooms, including a generous primary suite with a soaker tub, closet, and picturesque mountain views. Plus a loft, perfect for curling up with a book or creating a special space to work from home. The fully finished basement offers an additional bedroom, full bathroom, expansive rec room, and abundant storage—ideal for growing families or guests. 2 furnaces, recently serviced, hot water tank replaced within the last 3 years and central vacuum. Oversized, double car garage has rough-in for natural gas furnace and built in shelving. Enjoy the outdoors in your private, WEST facing, backyard oasis, complete with a dog run, RV parking, patio, and fire pit. Built in raised flower beds for a green thumb, easy to get creative! With newer west-facing windows, mature landscaping, and proximity to schools, parks, and shopping, this is the perfect home for families looking to settle in a well-established, amenity-rich neighborhood.