



GRASSROOTS
REALTY GROUP

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159 Woodbrook Way SW
Calgary, Alberta

MLS # A2230763



\$550,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,070 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Storage		

Inclusions: Shed

Opportunity Knocks to acquire a well-loved home in the heart of Woodbine with an OVERSIZED HEATED double garage! This charming 4-level split offers 1,070 square feet above grade and over 2,002 square feet of total developed space. The entryway welcomes you to a bright, open main floor with a generous living room featuring an electric fireplace with chic brick surround and large front windows that flood the space with natural light. The adjacent dining area connects to a tastefully updated eat-in kitchen with stainless steel appliances, modern cabinetry, and abundant prep and storage space. Step outside from the kitchen to a large back deck that overlooks a great yard, perfect for entertaining or relaxing. Upstairs, you'll find good-sized bedrooms with ample closet space and a full bath. The lower level includes two bedrooms with a 3-piece bathroom—ideal for guests or teens. The basement is fully developed and includes a spacious recreation/games area and storage room. Recent updates include a new roof on the house (2022) and shed (2023). Located just steps from parks, playgrounds, schools, shopping, and transit, this home offers fantastic value in a well-established, family-friendly neighborhood. Quick access to Fish Creek Park adds an extra layer of lifestyle appeal. Incredible value here....book your showing today!