



GRASSROOTS
REALTY GROUP

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

131 woodsman Lane SW
Calgary, Alberta

MLS # A2235135



\$380,000

| | | | |
|-----------|-----------------------|--------|-------------------|
| Division: | Woodbine | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,097 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Corner Lot | | |

| | | | |
|-------------|--------------------------|------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Parquet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 351 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: two (2) portable aircon, reverse osmosis drinking water filter

Welcome to the beautiful community of Woodbine. This end unit townhouse has three (3) bedrooms on the second floor with 4 pc bathroom. The main floor has the living area with large windows that allow ample natural light which dramatically transform a space by making the living area feel larger and more inviting. The cozy dining/kitchen area has a sliding door bringing you to the fenced backyard. Meanwhile, the basement has a spare bedroom with its own 4 pc bathroom as well. Parking stall #40 is just right beside the unit. If needed, additional parking stalls are available for rent. Close to shopping, school, park, basketball/ pickleball areas. All appliances replaced in 2014- fridge, electric stove, dishwasher, washer, and dryer. Windows (with triple pane windows) and patio sliding door were replaced in 2023. One bedroom window replaced in 2014.