



GRASSROOTS
REALTY GROUP

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40 Woodbrook Court SW
Calgary, Alberta

MLS # A2245949



\$829,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,495 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

WELCOME TO THIS WONDERFUL BUNGALOW ON A QUIET CUL-DE-SAC IN DESIREABLE WOODBINE ! WITH WARMTH - CHARM AND GREAT CURB APPEAL. THIS HOME HAS OVER 2989 SQ.FT. OF LIVING SPACE WITH LOTS OF NATURAL LIGHT. LARGE FRONT FOYER WITH OPEN LIVING AND DINING AREA. PRIMARY BEDROOM WITH ENSUITE PLUS TWO MORE BEDROOMS ON THE MAIN. BEAUTIFUL HARDWOOD FLOORING WITH NEUTRAL TONES - BRIGHT KITCHEN WITH GRANITE AND STAINLESS STEEL APPLIANCES - FAMILY ROOM WITH STUNNING FIREPLACE AND SLIDING DOOR TO A LARGE DECK. (26 x 15) LOWER LEVEL FEATURES A LARGE REC ROOM PLUS TWO ADDITIONAL ROOMS PLUS TONS OF STORAGE. ENJOY THE MATURE TREES AND LOW MAINTENANCE LANDSCAPING IN HUGE PIE-SHAPED BACKYARD - GREAT FOR OUTDOOR ENTERTAINING AND GARDENING. OVERSIZED DOUBLE DETACHED GARAGE (23.2 x 23.2) ROUND OUT THIS OUTSTANDING PROPERTY. CLOSE TO FISH CREEK PARK - BIKING AND WALKING PATHS - SCHOOLS - SHOPPING - WEST RING ROAD SOME UPGRADES TO HOME INCLUDE : > >> INSULATION UPGRADED TO R-50 2019 >>> NEW TOILETS 2020 >>> NEW FURNACE 2020 >>> ALL NEW WINDOWS EXCEPT FOR PATIO DOOR 2021 >>> NEW 50 GALLON HOT WATER TANK 2022 >>> GAS VALVE ON GARAGE FURNACE REPLACED 2024 >>> NEW AIR CONDITIONING UNIT 2024 >>> NEW WASHER AND DRYER JULY 2025. VERY WELL MAINTAINED HOMEPRIDE OF OWNERSHIP SHINES !!