



GRASSROOTS
REALTY GROUP

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79 Woodbrook Road SW
Calgary, Alberta

MLS # A2247538



\$750,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sauna, See Remarks		

Inclusions: n/a

Well-Located Family Home with Mountain Views on a Corner Lot || Welcome to this comfortable family home in a desirable community, close to schools, parks, and the pathways of Fish Creek Park. The main floor offers a practical layout with a bright living and dining space that flows into the kitchen, complete with granite counters, a Jenn-Air gas stove, a porcelain apron sink, and custom cabinetry. A versatile office on this level provides flexible use as a home office, playroom, or even a bedroom, while the sunroom offers a sunny spot to enjoy year-round. Main-floor laundry adds everyday convenience. Upstairs you'll find three bedrooms, including a primary with its own ensuite featuring dual sinks, a jetted tub, and access to a south west-facing balcony where you can take in the mountain views and stunning sunsets. The fully finished basement includes a fourth bedroom with an ensuite, a recreation room, a workshop, a sauna, and plenty of storage. Outdoors, the south-facing backyard is landscaped with mature trees and perennials, offering privacy, seasonal colour, and space for relaxing or entertaining. Recent updates include exterior paint, garage doors, and fencing. Additional features include triple-pane windows, underground sprinklers, and a mini watering system for deck planters. This home is set in a prime location with nearby biking and walking trails leading to Fish Creek Park, Glenmore Landing, schools that rank high on the Fraser ratings and off-leash areas. It's a well-cared-for property that combines practical updates with a welcoming layout, ready for its next owners.