



GRASSROOTS
REALTY GROUP

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32 Woodbrook Close SW
Calgary, Alberta

MLS # A2251957



\$750,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,945 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear D		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Rubber
Basement:	Finished, Partial
Exterior:	Stone, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

A beautifully updated 4-level split full of character, located on a quiet, tree-lined street in the family-friendly community of Woodbine. Offering over 2,500 sq. ft. of total living space on a 44' x 110' lot, this home perfectly blends modern upgrades with timeless comfort. The home underwent a thoughtful COVID makeover featuring a hail-resistant 50-year rubber roof and 23 fully owned solar panels. The south-facing backyard was transformed with gorgeous, maintenance-free artificial turf, minimizing upkeep while maximizing enjoyment. Energy efficiency continues inside with a new furnace and newer Café kitchen appliances. Additional upgrades include updated windows and doors, heated bathroom floors, new carpet, and central air conditioning for year-round comfort. Inside, bright and spacious living areas are highlighted by a contemporary kitchen with sleek cabinetry and a central island, while the inviting family room with a stone fireplace provides the perfect gathering spot. The primary suite features its own ensuite bath, while three additional bedrooms ensure space for family or guests. Step outside to your private backyard, a sunny, low-maintenance retreat with artificial turf, a patio for entertaining, and mature landscaping. A beautiful patio set lies front of the house so you can easily keep an eye on the kids playing at the park conveniently located across the street, without needing to venture away from home! A detached double garage, oversized family and recreation rooms, and ample storage complete this exceptional offering. Truly move-in ready, this home delivers both peace of mind and comfort throughout. Woodbine has only grown more desirable in recent years with the completion of Tsuu'tina Trail, Costco, and other amenities in Buffalo Run. For outdoor enthusiasts, proximity to Fish Creek Park has always been

a beloved staple for Woodbine residents. With its character, quiet setting, and canopy of mature trees, this is more than a house — it’s the perfect place to call home.