



GRASSROOTS
REALTY GROUP

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**983 Woodbine Boulevard SW
Calgary, Alberta**

MLS # A2255928



\$749,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Plug-In		
Lot Size:	0.16 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Concrete, See Remarks, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, Smart Home, Wood Windows		

Inclusions: Call Seller Directly. Offering to include most furniture for additional \$8, 000(negotiable)

Click brochure link for more details** Imagine your escape at 983 Woodbine Boulevard SW—steps from the magic of Fish Creek Provincial Park, with its flowing river, shady picnic spots, and endless trails right there for you. A massive, private backyard oasis awaits: beautifully landscaped with two apple trees and one cherry tree, plus a cozy fire pit for starry nights and s’mores. Four spacious bedrooms, two-and-a-half baths, durable concrete roof keeping things cool in summer and warm in winter, and a full basement ready for your personal touch—home theatre, gym, whatever sparks joy. In a quiet, family-friendly neighbourhood with wonderful neighbours and quick access to the city (Bragg Creek adventures just 30 minutes away).