



GRASSROOTS
REALTY GROUP

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11 Woodborough Road SW
Calgary, Alberta

MLS # A2280921



\$529,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,277 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Garage Door Opener, Garage Faces Front,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Storage		

Inclusions: N/A

Fantastic opportunity awaits in Woodbine SW! There are so many advantages with 3 bedrooms, 2.5 baths on 4 levels spread over approx. 1,800 sq. ft. of living space, plus a front, SW-facing, single, attached garage and parking pad. Enter to high-ceilinged, airy brightness showcasing wide-plank, laminate flooring throughout. Note, not only the large windows, but also the two skylights in the living room and dining room area bringing in even more natural light. Enter the kitchen where the skylight theme is repeated. An abundance of shaker-style cabinets in warm brown contrast with the granite countertops, tiled backsplash and stainless appliances. An island/breakfast bar adds more counter space for food prep and additional seating. The upper level features the primary bedroom with large walk-in closet and private 4-pc. ensuite. The railed balcony is accessible from the primary. Two additional bedrooms share a second 4-pc. bath. The lower level brings you to a large, well-lit recreation room perfect for family nights. A laundry room, storage area and 2-pc. bath finish this level. The private fenced backyard is entered via the kitchen. A substantial, railed, two-tiered wooden deck affords summer entertainment room with natural gas hookup included. The large backyard presents the perfect opportunity for a budding gardener to hone their green thumb skills as there is plentiful space to experiment in. Alley access makes RV parking an option. Location is superb for this home as it is on a corner lot and directly across from a green space & Woodborough Park. Major nearby routes include Stoney and Macleod Trails and Anderson Road plus transit routes close by. Also, Woodbine Square for shopping and restaurants, numerous schools & public and Catholic, playgrounds, tennis courts, Canyon Meadows Golf & Country Club, Spruce Meadows, Fish Creek Provincial Park and

easy entry to all points west. This home is an excellent opportunity for someone with an expanding family and the possibility of options done your way and deserves a closer look.