

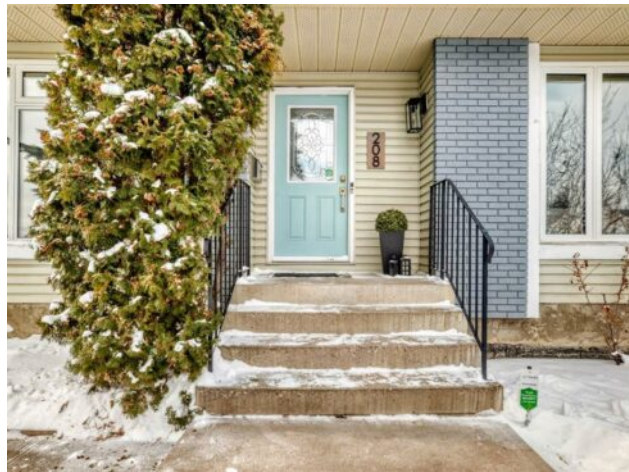


GRASSROOTS
REALTY GROUP

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208 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2288115



\$668,500

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,335 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stand up Freezer in basement

Welcome to this beautifully updated 5-bedroom bungalow, offering over 2500sqft of living space, ideally located in the heart of Woodbine! From the moment you arrive, you'll be charmed by the impressive curb appeal and the mature, tree-lined boulevard & nature right at your doorstep & provides great privacy! AC & an upgraded HEPA filtration system have been added for your comfort! The main level features a bright, open-concept living and dining area with vaulted ceilings, hardwood floors and restored 1920s copper vent covers & a unique and elegant touch. The central kitchen is complete with granite counters, maple cabinets and stainless steel appliances. The cozy family room is anchored by a wood-burning fireplace and French doors opening to your back deck and backyard & perfect for entertaining or relaxing outdoors. The spacious primary suite includes a stunning 3pcs ensuite with a glass surround, multi head, spa-like shower. Two additional bedrooms and a stylish 4-piece bathroom complete the main floor. The fully developed basement offers two more large bedrooms with new egress windows, a massive rec room, a 3-piece bath, an updated laundry area and loads of storage space. Outside, enjoy a fully fenced backyard with a dedicated BBQ area, ideal for family gatherings or quiet evenings. The double detached garage is easily accessible and offers great convenience. Located just minutes from Costco & other shopping, local schools, Fish Creek Park and quick access to Stoney Trail and the mountains. This home combines comfort, style, and unbeatable location. Come check it out!