



GRASSROOTS
REALTY GROUP

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**427 Woodbine Boulevard SW
Calgary, Alberta**

MLS # A2302139

\$715,000



Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,970 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bookcases, Built-in Features		

Inclusions: Shed x 2, Light Fixtures

OPEN HOUSE Sat. April 18 from 1pm-3pm & Sunday April 19 from 2pm-4:30pmThis executive-style home delivers on every expectation—immaculate, beautifully maintained, and perfectly positioned across from a sprawling playing field. The main floor features a spacious open-vaulted design, with a timeless kitchen showcasing classic shaker-style cabinetry. A striking stone fireplace anchors the family room, creating a warm focal point overlooking the private backyard. A convenient main-floor office provides an ideal workspace for those who work from home. The upper level offers a generous primary bedroom with a huge walk-in closet and a well-appointed ensuite, along with two additional comfortable bedrooms. The basement remains unspoiled and ready for your personal vision. Recent updates include BRAND-NEW Vinyl Windows throughout the home, TWO New Furnaces, including CENTRAL AIR on the 2nd Floor Furnace and BRAND-NEW Hot Water Tank. Newer Shingles recently replaced, approximately nine years old, and a large rear deck replaced about ten years ago. This is a truly impressive home—easy to show and sure to please.