



**107 Woodbine Boulevard SW
Calgary, Alberta**

MLS # A2305084



\$635,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	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:	Bookcases, Open Floorplan		

Inclusions: na

****OPEN HOUSE SUNDAY APRIL 26 from 1pm-3pm**** Welcome to this beautiful and spacious bungalow perfectly situated in the desirable community of Woodbine, just a 3-minute walk from Woodbine School and steps away from the scenic trails of Fish Creek Park. Upon entering, you are greeted by a large new window that allows natural sunlight to penetrate the living space, highlighting the cozy wood burning fireplace. The primary bedroom serves as a private retreat featuring its own convenient 3 piece ensuite bathroom. The home also includes a thoughtfully remodeled kitchen from 2009 with stainless steel appliances, removing any original dated feel, and the entire interior has been refreshed with new paint. Step outside to find a backyard featuring a large tiered deck, perfect for outdoor entertaining or relaxing in the sun. The basement has been fully renovated to provide additional living area and features a second wood burning fireplace, adding warmth and character to the lower level. Comfort is guaranteed year-round with the inclusion of central air conditioning and a new furnace (2021), while the home's exterior was updated with new roof shingles in 2018. This property is completed by an oversized double detached garage perfect for vehicles and extra storage.