



GRASSROOTS
REALTY GROUP

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212 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2206358



\$639,900

Division:	Woodbine		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,242 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Basement refrigerator, basement microwave, basement dish washer, windows blinds, basement range hood

****Open House this Saturday 1-3pm and Sunday 2-4pm**** **PRICE ADJUSTMENT ** Welcome to this inviting bi-level single family home located in the desirable Woodbine neighborhood. Featuring 3 bedrooms and 3 full bathrooms, including a spacious primary ensuite. This home is designed to start making memories. A double attached garage is located at the front of the house for easy access. As you step inside, you'll be greeted by a bright and welcoming living room with vaulted ceilings and large windows that flood the space with natural light. The primary bedroom, located at the end of the hallway, offers a private retreat with a double sink ensuite. The second bedroom is conveniently located nearby and an extra bathroom just outside of the room. The basement is a fantastic bonus, offering a full kitchen, large windows, a cozy living room and a generously sized bedroom. It also includes a full bathroom and its own furnace for independent temperature control. In addition, a private entrance to the basement as well as an additional parking space at the back of the property. The only thing better than owning this beautiful home is sharing it with the ones you love. Welcome home!