



GRASSROOTS
REALTY GROUP

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375 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2212746



\$619,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,415 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home		

Inclusions: None

This spacious four level split home is walking distance to schools and is across the street from an athletic park that even has a skateboard area! Your kids will love living here. The well lit main floor features hardwood floors and a traditional layout. You will find three well sized bedrooms on the along with a three piece en suite in the master bedroom. Need more space? Relax on the third level with its large family room, wood burning fireplace, fourth bedroom, full bath, and a walk up entrance to the back yard. The fourth level is finished and is the perfect place space for the kids. Woodbine is a wonderfully mature area close to shopping and major routes. Do not miss this great family home!