

968 Woodbine Boulevard SW  
Calgary, Alberta

MLS # A2227086



**\$740,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Woodbine  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,200 sq.ft.  | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, RV Access/Parking, See Remarks      |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Private, See Remarks |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, Jetted Tub, No Smoking Home, See Remarks |                   |      |

**Inclusions:** none

Welcome to this spacious and well-maintained 4-bedroom, 4-bathroom home in the highly sought-after community of Woodbine. Nestled on a quiet street with mountain views, this fully developed two-storey home offers over 3,000 sq ft of living space and thoughtful updates throughout. The main floor boasts vaulted ceilings, hardwood floors, and a large formal dining room—perfect for entertaining. The kitchen features updated countertops and a stylish backsplash, while the cozy family room is anchored by a wood-burning fireplace with natural gas starter, and opens directly onto a large west-facing deck with gas BBQ hookup. Upstairs you'll find three spacious bedrooms, including a generous primary suite with a soaker tub, closet, and picturesque mountain views. Plus a loft, perfect for curling up with a book or creating a special space to work from home. The fully finished basement offers an additional bedroom, full bathroom, expansive rec room, and abundant storage—ideal for growing families or guests. 2 furnaces, recently serviced, hot water tank replaced within the last 3 years and central vacuum. Oversized, double car garage has rough-in for natural gas furnace and built in shelving. Enjoy the outdoors in your private, WEST facing, backyard oasis, complete with a dog run, RV parking, patio, and fire pit. Built in raised flower beds for a green thumb, easy to get creative! With newer west-facing windows, mature landscaping, and proximity to schools, parks, and shopping, this is the perfect home for families looking to settle in a well-established, amenity-rich neighborhood.