# \$740,000 - 968 Woodbine Boulevard Sw, Calgary

MLS® #A2227086

# \$740,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft Residential on 0.13 Acres

Woodbine, Calgary, Alberta

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 roomâ€"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 storageâ€"ideal for growing families or guests. 2 furnaces, recently serviced, hot water tank replaced within the last 3 years and central vaccum. 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.

#### Built in 1986

## **Essential Information**

MLS® # A2227086 Price \$740,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,200 Acres 0.13 Year Built 1986

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 968 Woodbine Boulevard Sw

Subdivision Woodbine
City Calgary
County Calgary
Province Alberta

Postal Code T2W 5M7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Alley Access, See Remarks, RV

Access/Parking

# of Garages 2

#### Interior

Interior Features No Smoking Home, See Remarks, Granite Counters, Jetted Tub

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas Starter, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Dog Run, BBQ gas line

Lot Description Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Private, See

Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Brick

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 10

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX First

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