

\$569,900 - 140 Woodbrook Way Sw, Calgary

MLS® #A2098899

\$569,900

3 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.07 Acres

Woodbine, Calgary, Alberta

EXQUISITELY RENOVATED 3-bedroom bi-level home nestled in the highly desirable family friendly community of WOODBINE. With 1800sq feet of developed living space, this must-see property features an immense list of upgrades, including newer windows, newer roof, high efficiency furnace (2021), hot water tank (2021), new wiring (main floor), air conditioning, multi-functioning lighting and new flat ceilings throughout just to name a few! The OPEN CONCEPT sun filled main floor, showcases a large family room, dining room and a stunning modern inspired kitchen with quartz countertops, custom island, large double sink with a heat sensor feature and gleaming stainless-steel appliances. A spacious primary suite, additional well sized bedroom and a gorgeous 3-piece bathroom featuring a 5 ft wide shower complete this floor. The lower level encompasses a large family room with built-in cabinetry, an additional bedroom both with new carpeting, a 4-piece bathroom with tub/shower combo, and a conveniently located laundry area with a side-by-side washer and dryer. The basement could also be mother-in law suited as there is a separate entrance. Enjoy summer barbecues on the patio in the landscaped SOUTH-FACING BACKYARD! The back alley-access parking pad provides plenty of space for two vehicles, with enough room to build a future garage.

Located close to Fish Creek Provincial Park, major roadways, schools and bike/walking



paths, Woodbine is the ideal community to call home!
Book your personal viewing today!

Built in 1980

Essential Information

MLS® #	A2098899
Price	\$569,900
Sold Price	\$568,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	140 Woodbrook Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4R6

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	March 3rd, 2024
Days on Market	45
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% REALTY
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.