

\$620,000 - 23 Woodbrook Green Sw, Calgary

MLS® #A2127761

\$620,000

5 Bedroom, 3.00 Bathroom, 1,876 sqft

Residential on 0.20 Acres

Woodbine, Calgary, Alberta

Welcome to this spacious 2-story split home nestled in the serene community of Woodbine. With over 8000 square feet of lot space and more than 2700 square feet of total living area, this residence offers a spacious retreat from city life. Nestled on a peaceful cul-de-sac adjacent to lush greenery, this home invites tranquility and relaxation. Upon entry, you're greeted by a generous layout featuring four distinct living areas, perfect for both relaxation and entertainment. The main floor boasts three of these living spaces, along with a versatile office/bedroom and a well-appointed kitchen adjoining the dining area. Step out from the main floor to the expansive backyard, complete with a large deck, ideal for hosting outdoor gatherings or allowing children to play freely. Ascending to the upper level, you'll discover three comfortably sized bedrooms and two bathrooms. The main 4-piece bathroom was tastefully redone in 2022, adding a touch of modern elegance to the home. The master suite features a walk-in closet and an ensuite bathroom awaiting your personal touch to complete its renovation. The basement offers even more living space, with a fourth living area and a fifth bedroom, along with an unfinished room ideal for storage or customization to suit your needs. While the home still presents opportunities for upgrades and cosmetic updates, the most significant improvements have already been made, including a brand-new roof installed in 2023, most windows replaced in 2023, and the



recent addition of 18 solar panels covering up to 90% of annual electrical consumption, along with a brand new dishwasher installed in April 2024. Conveniently situated near parks, schools, amenities, Costco, and Stoney Trail, this residence offers both tranquility and accessibility. Don't miss out on the opportunity to make this your dream home – contact your realtor today to schedule a viewing!

Built in 1980

Essential Information

MLS® #	A2127761
Price	\$620,000
Sold Price	\$615,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,876
Acres	0.20
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	23 Woodbrook Green Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4P6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Insulated, Oversized

Interior

Interior Features	No Smoking Home, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Bedroom, Gas, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 10th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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