

\$849,900 - 43 Woodbine Boulevard Sw, Calgary

MLS® #A2139577

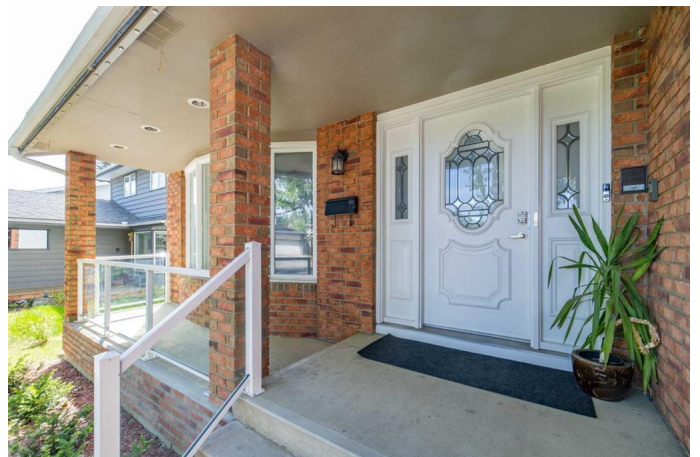
\$849,900

5 Bedroom, 4.00 Bathroom, 2,262 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Welcome to your dream family home in the highly sought-after community of Woodbine! This exceptional 5-bedroom, 3.5-bathroom residence offers an ideal blend of modern updates and timeless charm, creating the perfect sanctuary for any family. First impressions are everything and this home does not disappoint with its striking curb appeal, a double front-facing finished garage with epoxy floors, a charming front porch, and an elegant brick exterior. The inviting glass window door sets the stage for the warmth and sophistication found within. Inside you'll be greeted by the grandeur of the main floor. The large dining room is a perfect setting for family meals and entertaining guests. Adjacent to the dining area is the first living room, an inviting space that flows effortlessly into the rest of the home, highlighted by large windows that flood the room with sunlight. The heart of this home is undoubtedly the renovated kitchen, boasting sleek white-washed shaker cabinets with silver hardware, ample storage, high-end stainless steel appliances, and a stunning granite countertop. The kitchen also features a breakfast nook that opens up to a phenomenal entertaining space outside. Beyond the kitchen, the second family room awaits, with its impressive floor to ceiling brick wood-burning fireplace. This space is perfect for relaxed evenings with family or hosting gatherings with friends. The main floor has a 2pc bathroom and a laundry room off the family room and kitchen. Upstairs, retreat to the generous



master suite, complete with a luxurious 3pc ensuite bathroom and ample closet space. 3 additional bedrooms provide plenty of room for everyone and a 5pc bathroom that has dual sinks offers added convenience. Downstairs, youâ€™ll find a huge rec room space ready to be made your own, along with a large bedroom and a 3pc bathroom. Enjoy the peace of mind that comes with a newer roof, new furnace, and hot water tank, ensuring years of worry-free living. Now prepared to be absolutely wowed by the backyard, where you'll find direct access to a massive deck and a serene lush yard. The home backs onto a field/greenspace, perfect for outdoor activities and relaxation. The underground sprinklers make lawn maintenance a breeze, while the soffit lighting enhances the home's exterior charm during evening hours. Living in Woodbine offers unparalleled convenience, with direct access to the 201 and close proximity to Costco, shopping centers, and an array of restaurants. This community is home to numerous playgrounds, parks, and the beautiful Fish Creek Park, providing endless opportunities for adventure. Donâ€™t miss out on the opportunity to make this outstanding family home your own. Schedule your showing today and start envisioning your future in this exceptional Woodbine residence!

Built in 1982

Essential Information

MLS® #	A2139577
Price	\$849,900
Sold Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,262

Acres	0.13
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	43 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Breakfast Bar, Built-in Features, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 29th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Complete Realty

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