

\$729,900 - 35 Woodbine Boulevard Sw, Calgary

MLS® #A2153379

\$729,900

4 Bedroom, 3.00 Bathroom, 1,585 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Welcome to the family-friendly community of Woodbine! This home features 4 bedrooms above grade (one is on the main floor), 2.5 bathrooms, a double attached garage, and an amazing backyard that exits onto a green space leading to Woodbine Elementary. Entering the front door you are welcomed into a bright, open concept space that has been lovingly updated with modern styling, colours and finishings. The foyer has plenty of room to greet guests, gleaming tile, and a generously sized closet for tucking away all that outdoor gear. The open concept living, kitchen and dining areas boast neutral wide-plank LVP, updated pot lighting and tons of natural light (especially from the recently replaced front bay window!). The kitchen is a dream for the at-home chef or entertainer with plenty of cupboard/storage space, quartz countertops, glass tile backsplash, stainless appliances, and a window at the sink that overlooks the beautiful backyard. Adjacent to the kitchen is a fantastic family room with a cozy wood burning fireplace backdropped by beautiful tile and built-ins on either side. This level also offers a fourth bedroom, 2 piece bathroom and laundry area. Ascending to the AIR CONDITIONED second level the primary bedroom is privately situated at the south side of the home and has a view of the green space; this retreat also offers a walk-in closet and a newly renovated 3 piece ensuite inclusive of new shower, quartz vanity top with undermount sink, updated fixtures/lighting and plenty of storage. The



second level is completed with an updated four-piece main bathroom with soaker tub and two more bedrooms. The best part of this home is the south facing backyard; with a brand new 12' x 24' deck and no neighbours behind it's truly the perfect place to unwind. This oasis has been thoughtfully landscaped, a gazebo with mesh and privacy screens included, tons of space for the kids to play and offers all day sunshine for optimal gardening conditions. The basement is prepped for a rec room and wet bar (all inspections are done and approved, just needs to be closed up). The basement is completed with a utility area and huge storage space. Bonuses: Roughed in for central vac. Roof 2016. Hot water tank 2012. New garage door and wi-fi opener. Most main floor windows replaced. 2 sides of backyard fence recently replaced.

Built in 1983

Essential Information

MLS® #	A2153379
Price	\$729,900
Sold Price	\$708,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,585
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address 35 Woodbine Boulevard Sw

Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Gazebo, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level, Street Lighting, Private, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 16th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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