

\$699,000 - 44 Woodbrook Place Sw, Calgary

MLS® #A2163929

\$699,000

3 Bedroom, 3.00 Bathroom, 1,278 sqft

Residential on 0.15 Acres

Woodbine, Calgary, Alberta

Welcome to your new home in Woodbine!
NOTE RMS EXCLUDES MAIN LEVEL AND OFFICE BECAUSE THEY ARE SLIGHTLY BELOW GRADE. TOTAL LIVING SPACE ON MAIN LEVEL AND SECOND FLOOR IS 1794 SQFT. This 3 bedroom home is ready and waiting for its forever family. Build a life here with the meticulously designed main level and efficiently designed kitchen that will make cooking a breeze. Whether it's the welcoming family room and connected dining room or the cozy sunken living room, you will love living here. Smell the new paint as you walk into your home office with functional built-in cabinetry. The real crown jewel of this property is the pie shaped and oversized lot. Whether you are enjoying a morning coffee under the gazebo on the deck, creating a garden, or using the detached garage space for your favourite hobby, you will love your new property. There is plenty of space to park a boat or RV and you can enjoy your backyard, on a chilly fall evening, while roasting marshmallows at the fire pit. There is no need to drop off/pick up your kids when they can walk to one of the highly rated schools in the neighborhood. Woodborough Park is also within walking distance where you can enjoy tennis, pickleball, basketball and the skatepark, or just the beautiful outdoors next to your new home. If you ride your bike down to FishCreek Park you can explore the 100km worth of trails they have to offer. Life is easy when you are minutes from a Costco, gym,



and all the new amenities being built at Buffalo Run. With the new Ring road, you can get virtually anywhere in the city in 20 minutes.

Built in 1980

Essential Information

MLS® #	A2163929
Price	\$699,000
Sold Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	44 Woodbrook Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3Z4

Amenities

Parking Spaces	6
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated, Parking Pad, Rear Drive, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Gazebo, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2024
Date Sold	September 13th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Vision Realty
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