

# \$769,800 - 44 Woodbrook Court Sw, Calgary

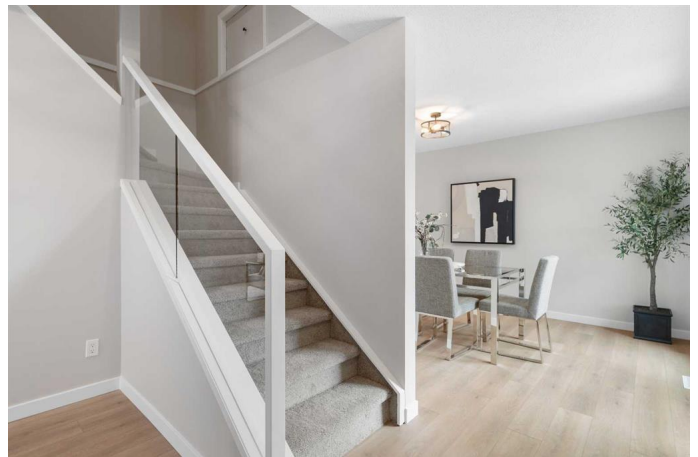
MLS® #A2200388

**\$769,800**

5 Bedroom, 4.00 Bathroom, 1,600 sqft  
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to this fully renovated gem, nestled in a quiet cul-de-sac on a large pie-shaped lot in the charming Woodbine neighborhood. Step inside from the covered front porch into beautiful home and explore it by yourself: Main floor Versatile room to your left staged as an office but perfect as a playroom or guest room, tailored to your needs. Across is Spacious dining room ideal for large gatherings. Brand-new, custom-designed kitchen with ample cabinetry, an island with extra seating, and storage – perfect for entertaining! Cozy living room with an electric fireplace on shiplap feature wall, overlooking the deck and expansive backyard. Convenient half bath and laundry room near the side entrance – providing quick access to the backyard or front. Entire main floor has NEW Vinyl plank flooring for easy maintenance. Generous master bedroom fits a king-sized bed with ease and boasts its own 4-piece ensuite. Two additional bedrooms, both overlooking front cul-de-sac, share a full bathroom. Finished Basement has large guest room located next to a full bathroom – perfect for visitors! Sprawling family room offers versatile space for a play area, reading nook, relaxation zone, and games area, complete with a wet bar. NEW windows throughout, NEW flooring, NEW Bathrooms and list goes on. Park your cars in Oversized double detached garage, enjoy large backyard with deck – great for summer BBQs and family fun. Prime Location with Steps to parks and



schools and Close to Costco, shopping, and Fish Creek Park. This move-in-ready family home combines modern style with incredible space and functionality – don't miss the chance to make it yours!

Built in 1983

### Essential Information

MLS® #	A2200388
Price	\$769,800
Sold Price	\$770,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,600
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

### Community Information

Address	44 Woodbrook Court Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4G1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	March 15th, 2025
Date Sold	March 24th, 2025
Days on Market	9
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	Premiere Realty Direct
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