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331 Woodbine Boulevard SW
Calgary, Alberta

MLS # A2352149

$739,900

Division:	Woodbine		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,399 sq.ft.	**Age:**	1982 (44 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, See Remarks		

Inclusions: None

Step into refined comfort with this exceptional 5 Level Split home, gracefully situated in the desirable community of Woodbine, SW Calgary. Hosted on a large lot this residence offers both privacy and picturesque charm. Inside, nearly 1400 square feet on the main two living levels opens on to a third level that walks out to grade and adds an additional 400 square feet., all of which has been fully renovated. This thoughtfully designed living space unfolds with enduring appeal, anchored by durable vinyl plank flooring that flows seamlessly throughout the home. Discover a spacious living area with cozy Den/Sitting space, kitchen and living space with vaulted ceiling. The kitchen is a culinary haven, boasting a hardwood counter island with extended breakfast bar—a perfect spot for casual meals and conversations. Upstairs, three generously sized bedrooms provide tranquil retreats, including a primary suite complete with a private ensuite and ample closet space. With two attached garage spaces and two additional parking spaces, convenience is paramount, and an inviting patio provides an ideal setting for outdoor enjoyment. With schools and shopping conveniently nearby, this home offers a harmonious blend of serenity and accessibility—a truly exceptional opportunity to experience elevated living.

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