

133 Woodbrook Road SW
Calgary, Alberta

MLS # A2354126

\$875,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,312 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: N/A

Discover spacious living in the established community of Woodbine. Offering approximately 2,312 sq. ft. above grade plus fully finished basement, this home features four above grade bedrooms, four bathrooms, and a den, providing plenty of flexibility for family living, guests, or working from home. The main floor offers generous living and family rooms, a separate dining area, and a spacious kitchen plus a spice kitchen!! A main floor bedroom and three piece bathroom add everyday convenience. Upstairs, three bedrooms include a spacious primary retreat with a walk in closet and five piece ensuite. Contemporary finishes throughout portions of the home complement its welcoming layout. The basement offers additional space for recreation, hobbies, and entertaining, along with a den and another bathroom. An attached double garage and rear deck add to the appeal, with room to enjoy both indoor and outdoor living. Close to playgrounds, schools, shopping, transit, and the pathways of Fish Creek Provincial Park, this property offers space, versatility, and a convenient southwest Calgary location. A must to see !!