

968 Woodbine Boulevard SW  
Calgary, Alberta

MLS # A2227086



\$740,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, RV Access/Parking, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, No Smoking Home, See Remarks		

Inclusions: none

Welcome to this spacious and well-maintained 4-bedroom, 4-bathroom home in the highly sought-after community of Woodbine. Nestled on a quiet street with mountain views, this fully developed two-storey home offers over 3,000 sq ft of living space and thoughtful updates throughout. The main floor boasts vaulted ceilings, hardwood floors, and a large formal dining room—perfect for entertaining. The kitchen features updated countertops and a stylish backsplash, while the cozy family room is anchored by a wood-burning fireplace with natural gas starter, and opens directly onto a large west-facing deck with gas BBQ hookup. Upstairs you'll find three spacious bedrooms, including a generous primary suite with a soaker tub, closet, and picturesque mountain views. Plus a loft, perfect for curling up with a book or creating a special space to work from home. The fully finished basement offers an additional bedroom, full bathroom, expansive rec room, and abundant storage—ideal for growing families or guests. 2 furnaces, recently serviced, hot water tank replaced within the last 3 years and central vacuum. Oversized, double car garage has rough-in for natural gas furnace and built in shelving. Enjoy the outdoors in your private, WEST facing, backyard oasis, complete with a dog run, RV parking, patio, and fire pit. Built in raised flower beds for a green thumb, easy to get creative! With newer west-facing windows, mature landscaping, and proximity to schools, parks, and shopping, this is the perfect home for families looking to settle in a well-established, amenity-rich neighborhood.