

# **\$740,000 - 968 Woodbine Boulevard Sw, Calgary**

MLS® #A2227086

**\$740,000**

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

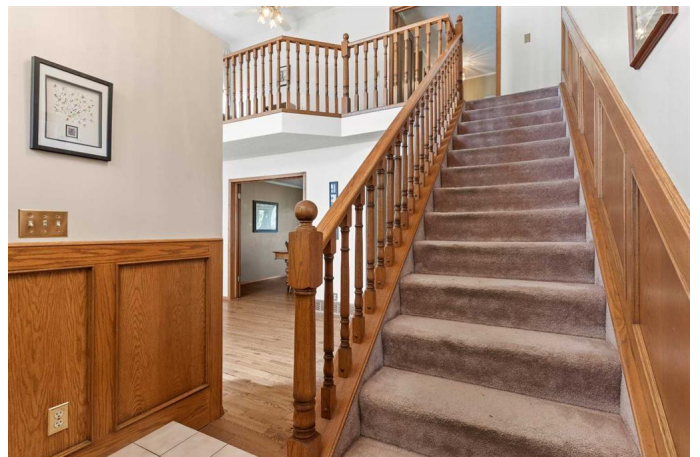
Welcome to this spacious and well-maintained 4-bedroom, 4-bathroom home in the highly sought-after community of Woodbine. Nestled on a quiet street with mountain views, this fully developed two-storey home offers over 3,000 sq ft of living space and thoughtful updates throughout.

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.

Built in 1986

**Essential Information**

MLS® #	A2227086
Price	\$740,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	968 Woodbine Boulevard Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5M7

**Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, RV Access/Parking, See Remarks
# of Garages	2

## Interior

Interior Features	Granite Counters, Jetted Tub, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Dog Run, Other
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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