



THE
A-TEAM

**RE/MAX
FIRST**

637 WOODBINE Boulevard, Calgary T2W 6C8

MLS® #: **A2120805**

Area: **Woodbine**

Listing Date: **04/12/24**

List Price: **\$744,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **4,983 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,826**
Low Sqft:
Ttl Sqft: **1,826**

DOM

37

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot,Views
Double Garage Attached,Garage Faces Front,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard,Storage**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Cooktop,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,French Door,Kitchen Island,Pantry,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

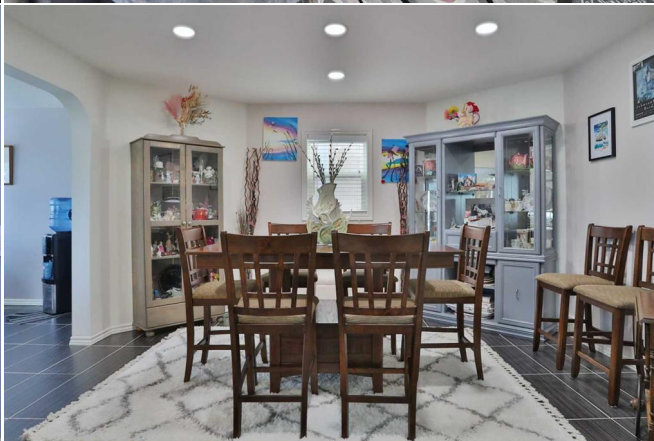
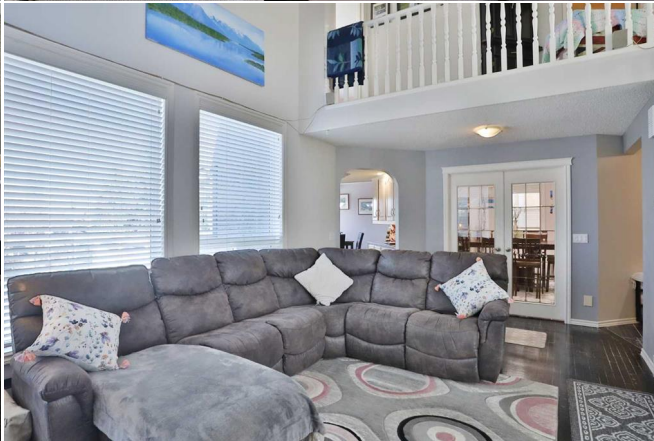
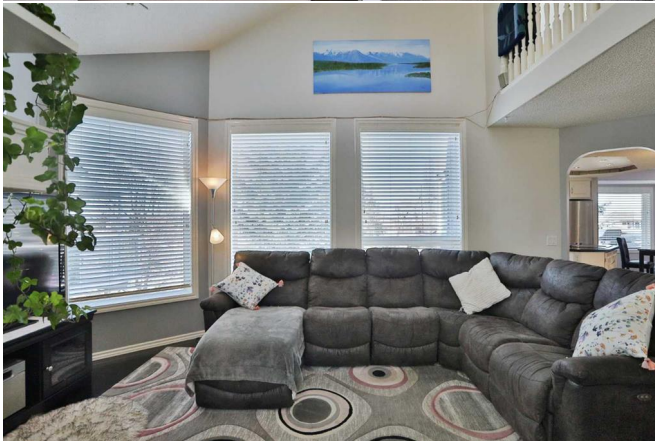
Room Information

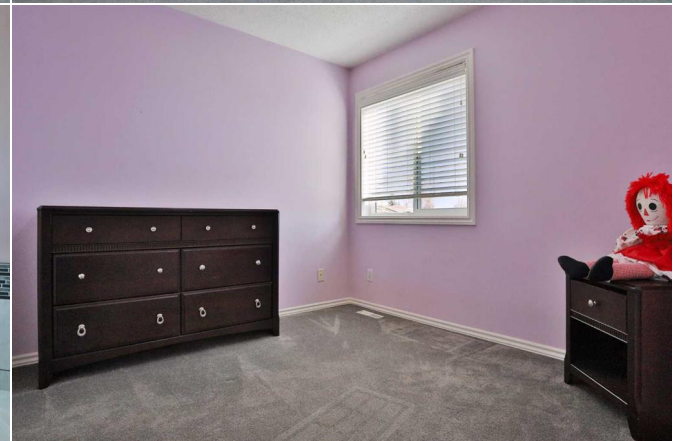
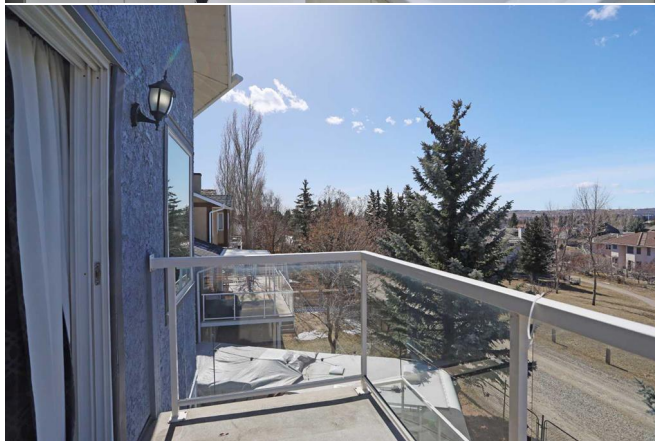
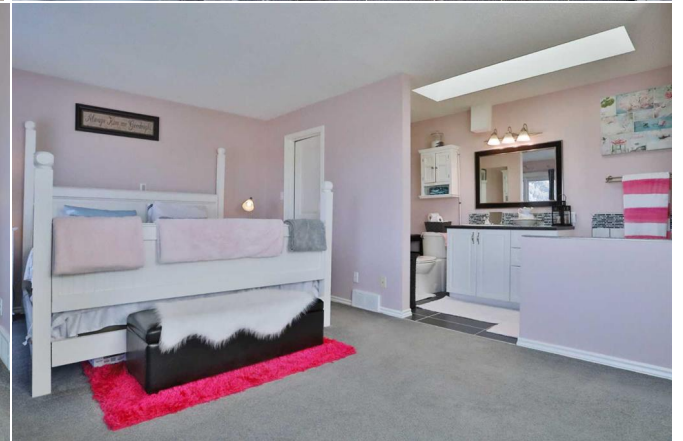
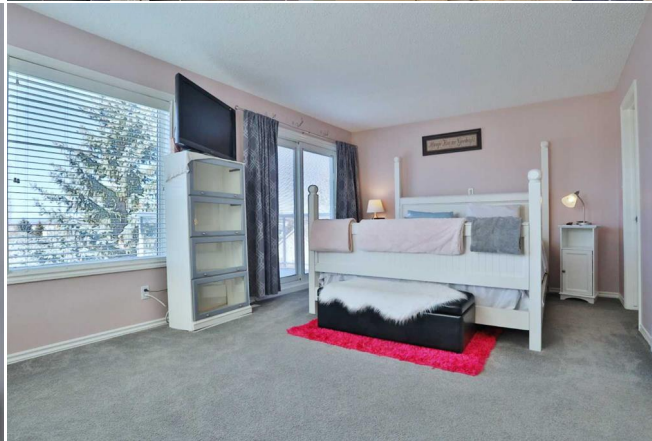
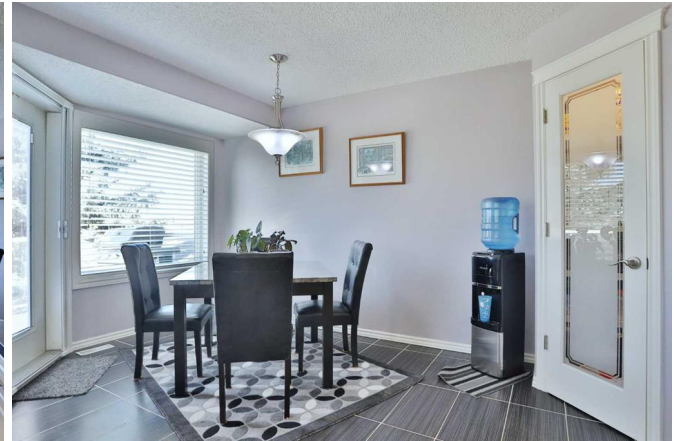
Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Bathroom	Upper	
4pc Bathroom	Basement		4pc Ensuite bath	Upper	
Living Room	Main	12`3" x 10`5"	Dining Room	Main	14`1" x 13`0"
Family Room	Main	20`8" x 13`3"	Kitchen	Main	14`1" x 10`0"
Nook	Main	13`6" x 9`0"	Laundry	Main	
Bedroom - Primary	Upper	19`0" x 12`2"	Bedroom	Upper	10`4" x 9`5"
Bedroom	Upper	9`1" x 8`11"	Game Room	Basement	24`6" x 23`0"

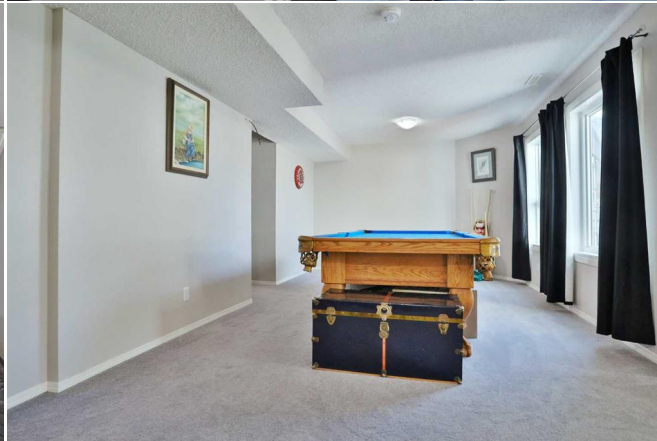
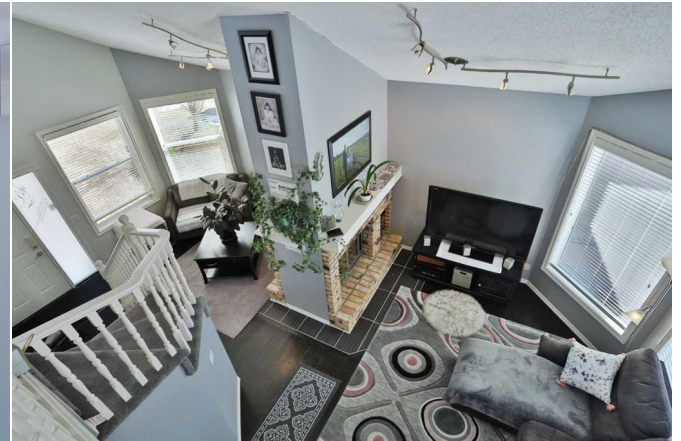
Bedroom	Basement	11`10" x 8`0"	Laundry Legal/Tax/Financial	Basement
Title: Fee Simple Legal Desc:		Zoning: R-C1		
	8810067		Remarks	
Pub Rmks:	Surrounded by panoramic views of the mountains & neighbourhood is this lovely two storey walkout in the popular family community of Woodbine, with a park right at your backyard & just minutes to schools, shopping & playing fields. Offering 3 levels of inviting living space, this fully finished home enjoys hardwood floors, total of 4 bedrooms, RV parking plus all the polyB piping has been taken out. Fantastic floorplan drenched in natural light, with vaulted ceilings & double-sided brick fireplace between the great-sized living & family rooms, formal dining room with French doors & white kitchen with loads of cabinet space, dining nook with pantry & balcony, island with Jenn-Air cooktop stove & stainless steel appliances including built-in convection oven. Upstairs there are 3 bedrooms & 2 full baths, highlighted by the master bedroom with big walk-in closet, ensuite with skylight & balcony overlooking the park & the jaw-dropping mountain views. The walkout level is finished with 4th bedroom, another full bath & games/rec room with access into the backyard. Laundry on both the main & walkout levels. Backyard is fenced & landscaped, with large storage shed, patio & RV access from the back lane. Hot water tank replaced in 2023, windows @ 10 years ago & roof @ 8 years ago. Prime location in one of Southwest Calgary's most desirable neighbourhoods, with quick access to Anderson Road & Stoney Trail, so you're within easy reach of the Tsuut'ina COSTCO, Fish Creek Park, Southland Leisure Centre, major retail centers & downtown.			
Inclusions: Property Listed By:	storage shed Royal LePage Benchmark			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











637 Woodbine Blvd SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1828.62 sq ft

