

\$784,900 - 40 Woodbrook Court Sw, Calgary

MLS® #A2245949

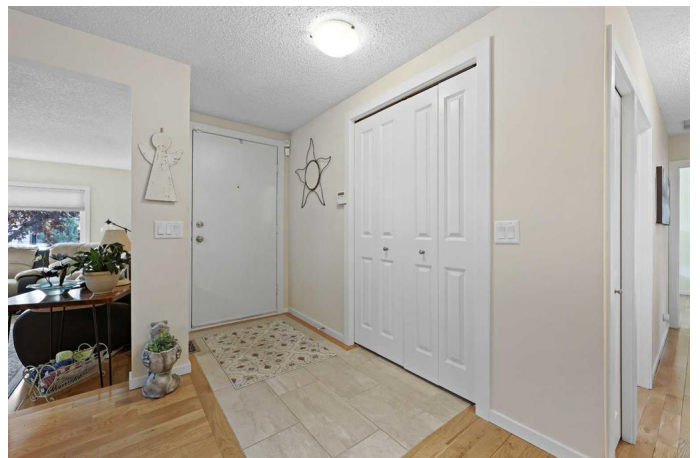
\$784,900

3 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.16 Acres

Woodbine, Calgary, Alberta

WELCOME TO THIS WONDERFUL BUNGALOW ON A QUIET CUL-DE-SAC IN DESIREABLE WOODBINE ! WITH WARMTH - CHARM AND GREAT CURB APPEAL. THIS HOME HAS OVER 2989 SQ.FT. OF LIVING SPACE WITH LOTS OF NATURAL LIGHT. LARGE FRONT FOYER WITH OPEN LIVING AND DINING AREA. PRIMARY BEDROOM WITH ENSUITE PLUS TWO MORE BEDROOMS ON THE MAIN. BEAUTIFUL HARDWOOD FLOORING WITH NEUTRAL TONES - BRIGHT KITCHEN WITH GRANITE AND STAINLESS STEEL APPLIANCES - FAMILY ROOM WITH STUNNING FIREPLACE AND SLIDING DOOR TO A LARGE DECK. (26 x 15) LOWER LEVEL FEATURES A LARGE REC ROOM PLUS TWO ADDITIONAL ROOMS PLUS TONS OF STORAGE. ENJOY THE MATURE TREES AND LOW MAINTENANCE LANDSCAPING IN HUGE PIE-SHAPED BACKYARD - GREAT FOR OUTDOOR ENTERTAINING AND GARDENING. OVERSIZED DOUBLE DETACHED GARAGE (23.2 x 23.2 WITH 220 WIRING) ROUND OUT THIS OUTSTANDING PROPERTY. CLOSE TO FISH CREEK PARK - BIKING AND WALKING PATHS - SCHOOLS - SHOPPING - WEST RING ROAD SOME UPGRADES TO HOME INCLUDE : > >> INSULATION UPGRADED TO R-50 2019 >>> NEW TOILETS 2020 >>> NEW FURANCE 2020 >>> ALL NEW WINDOWS EXCEPT FOR PATIO DOOR 2021 >>>



NEW 50 GALLON HOT WATER TANK 2022
>>> GAS VALVE ON GARAGE FURNACE
REPLACED 2024 >>> NEW AIR
CONDITIONING UNIT 2024 >>> NEW
WASHER AND DRYER JULY 2025. VERY
WELL MAINTAINED HOMEPRIDE OF
OWNERSHIP SHINES !!

Built in 1980

Essential Information

MLS® #	A2245949
Price	\$784,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.16
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 Woodbrook Court Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4G1

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	22
Zoning	R-C1

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.