

44 Woodbrook Court SW
Calgary, Alberta

MLS # A2200388



\$769,800

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,600 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to this fully renovated gem, nestled in a quiet cul-de-sac on a large pie-shaped lot in the charming Woodbine neighborhood. Step inside from the covered front porch into beautiful home and explore it by yourself: Main floor Versatile room to your left staged as an office but perfect as a playroom or guest room, tailored to your needs. Across is Spacious dining room ideal for large gatherings. Brand-new, custom-designed kitchen with ample cabinetry, an island with extra seating, and storage — perfect for entertaining! Cozy living room with an electric fireplace on shiplap feature wall, overlooking the deck and expansive backyard. Convenient half bath and laundry room near the side entrance — providing quick access to the backyard or front. Entire main floor has NEW Vinyl plank flooring for easy maintenance. Generous master bedroom fits a king-sized bed with ease and boasts its own 4-piece ensuite. Two additional bedrooms, both overlooking front cul-de-sac, share a full bathroom. Finished Basement has large guest room located next to a full bathroom — perfect for visitors! Sprawling family room offers versatile space for a play area, reading nook, relaxation zone, and games area, complete with a wet bar. NEW windows throughout, NEW flooring, NEW Bathrooms and list goes on. Park your cars in Oversized double detached garage, enjoy large backyard with deck — great for summer BBQs and family fun. Prime Location with Steps to parks and schools and Close to Costco, shopping, and Fish Creek Park. This move-in-ready family home combines modern style with incredible space and functionality — don’t miss the chance to make it yours!