

# \$675,000 - 64 Woodbrook Close Sw, Calgary

MLS® #A2206376

## \$675,000

4 Bedroom, 4.00 Bathroom, 1,740 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to this beautiful two-storey home, perfectly situated across from a park on a quiet, tree-lined street in the highly sought-after community of Woodbine. With vaulted ceilings and sky-high windows in the living room, this home is filled with natural light and offers a warm, inviting atmosphere. Cozy up in the family room, featuring a wood-burning fireplace with a log-lighter, perfect for those chilly evenings. The formal dining room, complete with elegant French doors, is ideal for hosting gatherings, while the convenient main-floor laundry adds a touch of practicality. Upstairs, you'll find three spacious bedrooms, including a Primary retreat with a Jacuzzi ensuite and two large closets. The fully finished basement is a fantastic bonus, offering an extra bedroom, a full bath, a huge rec room, and a finished storage room—a perfect setup for guests, a teenager, or a home office. Step outside to your massive deck, where you can entertain, relax, and enjoy the private yard. The oversized attached garage with two doors provides plenty of space for vehicles and storage. With just a little updating, this home could be your dream home in one of Calgary's best neighborhoods. Don't miss this incredible opportunity—book your showing today!

Built in 1980

## Essential Information



MLS® #	A2206376
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,740
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	64 Woodbrook Close Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4G9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Paved
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	24
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.