

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

MLS® #A2245949

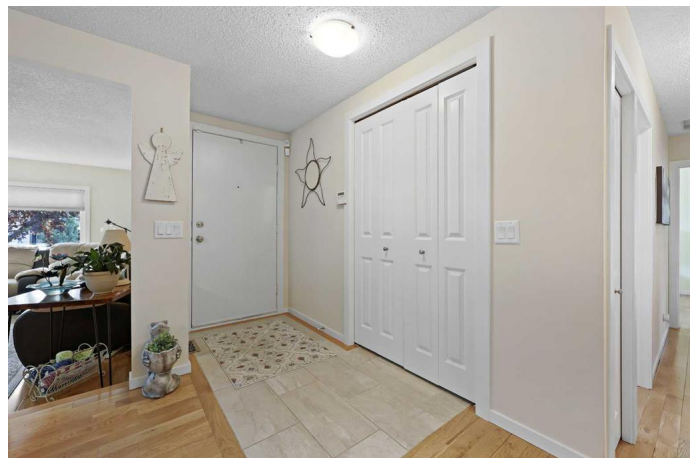
**\$784,900**

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 HOME .....PRIDE 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 | 9                 |
| Zoning         | R-C1              |

## Listing Details

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

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