

# \$829,000 - 40 Woodbrook Court Sw, Calgary

MLS® #A2245949

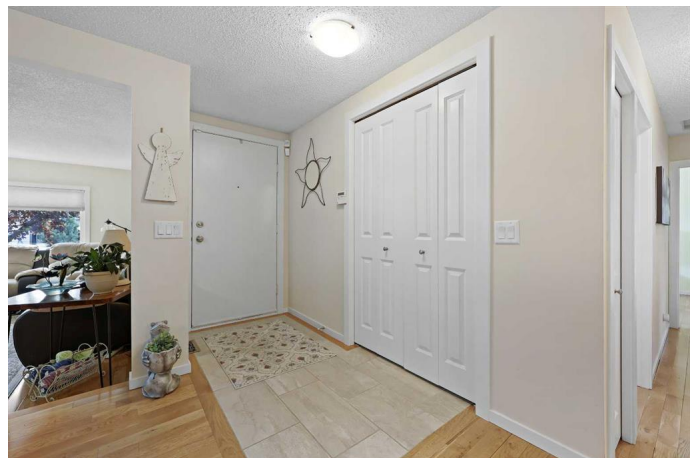
**\$829,000**

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) 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	\$829,000
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, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
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	3
Zoning	R-C1

## Listing Details

Listing Office	TREC The Real Estate Company
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