

\$689,777 - 75 Woodbrook Way Sw, Calgary

MLS® #A2233212

\$689,777

5 Bedroom, 3.00 Bathroom, 1,290 sqft
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to this beautifully renovated bungalow in the sought-after community of Woodbine " where timeless charm meets modern updates!

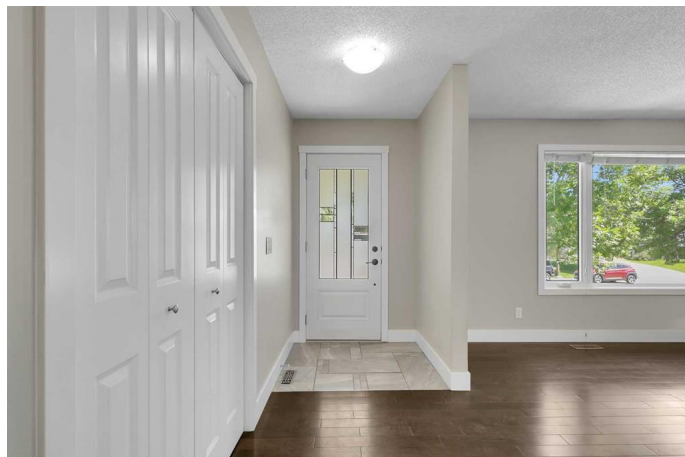
With 5 spacious bedrooms, 3 full bathrooms, and a fully finished (illegal) basement suite.

Step inside to discover a bright, open-concept main floor designed for contemporary living and effortless entertaining. The gourmet kitchen is a chef's dream, featuring granite countertops, a gas stove, and modern, stylish finishes. The generous living room offers a cozy gas fireplace and large window for natural light. Hardwood floors pretty much throughout.

The primary suite boasts large closets and a modern ensuite with a walk-in shower. Two additional well-sized bedrooms and a 4-piece main bath complete the main level " offering comfort and function for any lifestyle.

Downstairs, the professionally developed basement provides incredible flexibility with a full kitchen, two large bedrooms (including one with a walk-in closet), and a contemporary 3-piece bathroom with walk-in shower. With proper fire-egress windows throughout. Suite is Illegal.

Enjoy outdoor living in the west-facing backyard, complete with a large composite deck, storage shed, and fully landscaped and



fenced. There’s also ample parking, including RV/boat space via back alley access, and a detached double garage. Super quiet backyard with tons of sun.

Notable upgrades include:

New roof (2017) & eavestroughs (2021)

High-efficiency furnace (2016)

Newer windows and doors throughout (2016)

Furnace and duct cleaning completed in 2023

The location of the home is perfect! Close to parks, paths, schools, transit, shopping and amazing road access. Very good community that has seen a large resurgence and is only getting more popular. You owe it to yourself to check out this wonderful home as you won't be disappointed. Call your favorite Realtor today or call us for a private viewing.

Built in 1980

Essential Information

MLS® #	A2233212
Price	\$689,777
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,290
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	75 Woodbrook Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4E8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Masonry
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn
Roof	Asphalt
Construction	Brick, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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