



## 204 Woodbine Boulevard Calgary Alberta

\$788,888

Welcome to this beautifully updated 4-bedroom home in Woodbine, offering 1801 sqft of developed living space on a generous 5200 sqft lot, featuring two balconies, a spacious backyard, RV parking, and a legal basement suite! Blending comfort, style, and functionality, this home invites you to start your day on the front balcony with glass railings or unwind in the west-facing backyard, complete with a concrete patio, fire pit, and private access from both floors—ideal for relaxation or entertaining. Inside, the bright, open layout includes 3.5 washrooms and modern updates throughout. The one-bedroom legal suite offers a separate washer and dryer, electric fireplace, private garage access, and is perfect for extended family or a mortgage helper. Recent renovations, including new flooring, lighting, plumbing, electrical, and an updated roof, enhance both beauty and practicality. Additional features include a double attached garage with a privacy wall, an oversized front driveway, and RV parking at the back. With modern updates and thoughtful design, this home is truly move-in ready. Located next to the beautiful Fish Creek Provincial Park, Woodbine offers the perfect balance of natural beauty and urban convenience, with tree-lined streets, excellent schools, and easy access to shopping and recreation in Calgary's desirable southwest. (id:6769)

Family room 21.75 Ft x 12.00 Ft

Dining room 10.25 Ft x 12.17 Ft

Eat in kitchen 13.42 Ft x 12.67 Ft

2pc Bathroom Measurements not available

Bedroom 9.67 Ft x 15.25 Ft

Bedroom 10.50 Ft x 10.58 Ft

Primary Bedroom 10.83 Ft x 21.00 Ft

3pc Bathroom 4.75 Ft x 9.33 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Living room 17.17 Ft x 14.50 Ft

3pc Bathroom 6.08 Ft x 7.58 Ft

Kitchen 12.33 Ft x 7.00 Ft

Bedroom 12.83 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



See

**Mirror**

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