



## 20 Woodbrook Place Calgary Alberta

\$699,900

Fully finished two-storey home with great curb appeal, situated on a huge pie-shaped lot on a quiet street in the desirable community of Woodbine, close to schools, transit, parks, and all amenities. Offering over 2,400 sq. ft. of developed living space, this property features a spacious and functional floor plan. Recent updates include a newer roof (2012/2013) and newer hot water tank. The main level offers a formal living and dining room, a large bright kitchen with skylights, and a cozy family room centered around a wood-burning fireplace, with patio doors leading out to the expansive backyard. The upper level features three generously sized bedrooms and a full bathroom, while the primary bedroom includes a private 2-piece ensuite. The main floor also offers convenient laundry and a versatile fourth bedroom or den and full bathroom. along with a separate back/side entrance leading to the fully finished lower level. The basement includes a second kitchen, family room, and additional office or hobby space, providing great flexibility for extended family or multi-purpose living. Step outside to enjoy the massive pie-shaped lot with a beautifully private backyard featuring a lovely rock waterfall feature. The property is completed by an oversized 23' x 26' detached garage, offering plenty of room for vehicles, storage, or a workshop. A wonderful opportunity to own a spacious family home with great curb appeal on one of Woodbine's larger lots in a quiet, established neighborhood. (id:6769)

Bedroom 10.75 Ft x 20.08 Ft

Eat in kitchen 10.25 Ft x 7.25 Ft

Office 12.17 Ft x 8.67 Ft

Recreational, Games room 13.08 Ft x 15.92 Ft

3pc Bathroom 6.42 Ft x 7.58 Ft

Bedroom 12.83 Ft x 9.83 Ft

Dining room 12.00 Ft x 8.92 Ft

Family room 11.33 Ft x 17.92 Ft

Foyer 10.42 Ft x 6.17 Ft

Kitchen 11.67 Ft x 13.92 Ft

Laundry room 5.92 Ft x 7.58 Ft

Living room 13.33 Ft x 16.67 Ft

2pc Bathroom 7.75 Ft x 2.92 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Bedroom 10.25 Ft x 9.08 Ft

Bedroom 10.17 Ft x 8.42 Ft

Primary Bedroom 12.92 Ft x 14.58 Ft

Listing Presented By:



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