

316 Woodbine Boulevard Calgary Alberta

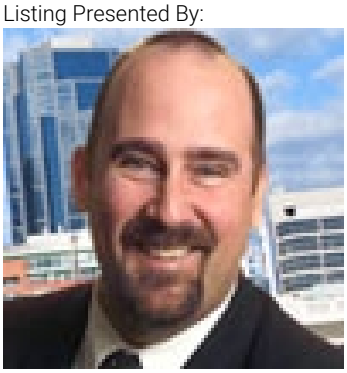
$625,000

Some homes come with a long to-do list. This one comes with a hot tub, a beautiful yard, and the freedom to just move in and enjoy! Welcome to 316 Woodbine Boulevard SW, where thoughtful updates, spotless spaces, and a great location make everyday life a little easier.From the moment you walk in, you can see the care that has gone into this home. Warm hardwood floors, tall windows that let in plenty of natural light, and a cozy fireplace make the living room a place you'll want to spend time. The updated kitchen features white cabinets, dark countertops, and stainless steel appliances, ready for everything from busy weekday mornings to slow Sunday breakfasts. Updated bathrooms, new windows, and Hunter Douglas window coverings add comfort and style throughout. Every space has been kept in excellent condition, so you can spend less time on projects and more time doing what you love.And then there's the backyard! Beautifully landscaped with a large deck, a hot tub under a lit gazebo, and plenty of room to relax or entertain. Picture summer BBQs, quiet morning coffees, or a warm soak under the stars after a long day. The landscaped front yard adds to the appeal, while the oversized double garage offers room for vehicles, storage, or hobbies. It may even fit three smaller cars!The location makes it even better. Set in Calgary's Woodbine community, this home puts schools, parks, and green spaces within walking distance. Take an evening stroll, head out for a bike ride, or explore the trails at nearby Fish Creek Provincial Park and Glenmore Park. With so much outdoor space close by, there's always a reason to get outside.Need to get across the city? Stoney Trail makes it easy. Shopping and services at Taza are a quick trip away, and the BRT transit line gives you another way to get around Calgary.Whether your perfect weekend means exploring the outdoors, catching up with ...

Recreational, Games room 13.67 Ft x 16.17 Ft
Furnace 9.75 Ft x 6.33 Ft
Laundry room 9.33 Ft x 11.75 Ft
Storage 12.58 Ft x 18.75 Ft
Bedroom 12.75 Ft x 12.00 Ft
4pc Bathroom 9.42 Ft x 4.92 Ft
Foyer 5.58 Ft x 5.00 Ft
Kitchen 15.33 Ft x 9.92 Ft
Pantry 2.00 Ft x 3.00 Ft
Dining room 13.58 Ft x 8.00 Ft
Living room 18.92 Ft x 13.33 Ft
Primary Bedroom 9.92 Ft x 14.42 Ft
Bedroom 12.50 Ft x 14.33 Ft
4pc Bathroom 4.92 Ft x 8.00 Ft
3pc Bathroom 8.00 Ft x 6.33 Ft

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