

137 Woodbrook Road SW  
Calgary, Alberta

MLS # A2281507

**\$798,800**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Central Vacuum with attachments, Outdoor Shed,

Welcome to this beautifully maintained two-storey home in the heart of Woodbine, offering over 3,000 sq. ft. of versatile living space and an unbeatable setting for families and nature lovers alike. Enjoy the peace of mind that comes with no sidewalk to shovel, along with the confidence of knowing major updates have already been completed. All Poly-B plumbing was fully replaced in 2025, complemented by a new dryer (2025), new range (2024), refrigerator (2022), and dishwasher (2021). Additional upgrades include new windows (2018), a new roof (2019), and a new fence (2020)—making this a truly move-in-ready property. Step inside to a bright and welcoming main living space featuring a vaulted ceiling living room filled with abundant natural light, enhancing both openness and elegance. The kitchen is well-appointed with granite countertops, stainless steel appliances, and ample cabinetry—perfect for everyday living and entertaining. The main floor offers a flexible office or bedroom, ideal for working from home, guests, or multi-generational living. The guest bathroom at the main floor is generously sized and offers the potential to be converted into a full bath, adding even more functionality and long-term value. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat with an upgraded spa-like ensuite featuring a large walk-in glass rain shower. Heated flooring in the upstairs bathrooms adds an extra touch of comfort and luxury. The fully finished basement provides additional versatile living space, perfect for a recreation room, home gym, office, or entertainment area. Step outside to the deck, equipped with a BBQ gas line, ideal for outdoor enjoyment. Central air conditioning ensures year-round comfort throughout the home. The location is truly exceptional. Just steps from excellent schools, playgrounds, and within

walking distance to Fish Creek Park, this home offers endless opportunities for outdoor recreation. With easy access to shopping, restaurants, transit, tennis courts, Glenmore Reservoir, and Southland Leisure Centre, plus quick access to Stoney Trail and Costco, everyday living and commuting are effortless. A perfect blend of comfort, upgrades, and location—this is a home where families love to settle and stay. Please check out the 3D tour and call for a private viewing before it's gone.