$642,000 - 75 Woodbrook Way Sw, Calgary

MLS® #A2222234

$642,000

5 Bedroom, 3.00 Bathroom, 1,285 sqft
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to this beautifully renovated bungalow nestled in the desirable community of Woodbine, offering the perfect blend of classic charm and modern updates. Boasting 5 spacious bedrooms and 3 full bathrooms, this home features a fully finished illegal basement suite, making it ideal for families, multi-generational living, or savvy investors seeking income potential.

Step inside and discover a bright, open-concept main floor tailored for modern comfort and seamless entertaining. The gourmet kitchen is a chefâ€™s paradise, equipped with a gas stove, granite countertops, and modern, stylish finishes. The sizable living room features a large window and cozy gas fireplace. The primary bedroom boasts two large closets and modern ensuite with walk-in shower. Two additional spacious bedrooms and a 4-piece bathroom complete the main floor, creating a comfortable and functional living space, perfect for all homeowners alike!

The professionally finished basement offers incredible flexibility, featuring a full kitchen, two bedrooms - including one with a walk-in closet - and a stylish 3-piece bathroom with walk-in shower. Whether youâ€™re hosting family/friends, or considering rental potential, this space is ready to accommodate. Thoughtfully designed with both comfort and safety in mind, this basement is complete with

proper fire-egress windows throughout.

The fully fenced backyard features a large composite west-facing deck, garden shed, and well-maintained green space. Furthermore, it features a large parking area with back alley access, ideal for RV or boat storage, as well as a detached double car garage.

Conveniently situated near multiple amenities, including Woodborough Park, St. Jude School, Playgrounds, Costco and more, this home is perfect for every lifestyle.

This home has been exceptionally maintained and thoughtfully upgraded over the years, offering peace of mind and lasting value. Major improvements include a new roof (2017) and eavestroughs (2021), new windows and doors throughout and high efficiency furnace (2016) providing year round comfort. Furnace and duct cleaning were completed in 2023.

The attention to detail and pride of ownership is evident throughout, making this move-in-ready home a rare gem in one of the southwestâ€™s most family-friendly neighborhoods. This incredible home wonâ€™t last long, book your showing before it is too late!

Built in 1980

Essential Information

MLS® #	A2222234
Price	$642,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,285
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	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, RV Access/Parking, On Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Range, Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Few Trees, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed   May 22nd, 2025

Days on Market   1

Zoning   R-CG

Listing Details

Listing Office   CIR Realty