

**159 Woodbrook Way SW**  
**Calgary, Alberta**

**MLS # A2230763**



**\$550,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Storage		

**Inclusions:** Shed

Opportunity Knocks to acquire a well-loved home in the heart of Woodbine with an OVERSIZED HEATED double garage! This charming 4-level split offers 1,070 square feet above grade and over 2,002 square feet of total developed space. The entryway welcomes you to a bright, open main floor with a generous living room featuring an electric fireplace with chic brick surround and large front windows that flood the space with natural light. The adjacent dining area connects to a tastefully updated eat-in kitchen with stainless steel appliances, modern cabinetry, and abundant prep and storage space. Step outside from the kitchen to a large back deck that overlooks a great yard, perfect for entertaining or relaxing. Upstairs, you'll find good-sized bedrooms with ample closet space and a full bath. The lower level includes two bedrooms with a 3-piece bathroom—ideal for guests or teens. The basement is fully developed and includes a spacious recreation/games area and storage room. Recent updates include a new roof on the house (2022) and shed (2023). Located just steps from parks, playgrounds, schools, shopping, and transit, this home offers fantastic value in a well-established, family-friendly neighborhood. Quick access to Fish Creek Park adds an extra layer of lifestyle appeal. Incredible value here....book your showing today!