



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**983 Woodbine Boulevard SW  
 Calgary, Alberta**

**MLS # A2255928**



**\$730,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Plug-In		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, See Remarks, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Low Flow Plumbing Fixtures, Smart Home, Wood Windows		

**Inclusions:** Call Seller Directly. Offering to include most furniture for additional \$8,000(negotiable)

Click brochure link for more details\*\* Imagine your escape at 983 Woodbine Boulevard SW—steps from the magic of Fish Creek Provincial Park, with its flowing river, shady picnic spots, and endless trails right there for you. A massive, private backyard oasis awaits: beautifully landscaped with two apple trees and one cherry tree, plus a cozy fire pit for starry nights and &quot;mores. Four spacious bedrooms, two-and-a-half baths, durable concrete roof keeping things cool in summer and warm in winter, and a full basement ready for your personal touch—home theatre, gym, whatever sparks joy. In a quiet, family-friendly neighbourhood with wonderful neighbours and quick access to the city (Bragg Creek adventures just 30 minutes away).