# 47 Woodbrook Road SW

Calgary | Active | MLS® A2350710

**$1,199,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **4** | **1980** | **2,064.45 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Situated within the highly desirable, family-friendly community of Woodbine in southwest Calgary, this meticulously renovated two-story detached home offers expansive living spaces and an undeniable warmth. Positioned quietly on a serene cul-de-sac, the property sits on a low-maintenance corner lot complete with a charming back yard, back lane access, room to park your RV in the back, and a sunny patio made for outdoor enjoyment-all framed by breathtaking, panoramic mountain views that showcase the natural beauty of the region. Boasting over 2,064 square feet of refined living space above grade, plus an additional 950 square feet of beautifully finished space below, the home unfolds with an inviting, light-filled open floorplan. At the heart of the main level, hardwood floors and elegant tile accents seamlessly link the living room, dining area, and gourmet kitchen. The chef's kitchen is a true centerpiece, highlighted by a massive quartz-topped island, high-end appliances, a double vanity sink setup, a generous breakfast bar, and custom built-ins that add both functionality and sophisticated storage. A stunning stone fireplace anchors the adjacent living room, creating a cozy ambiance for cool evening gatherings. Upstairs, standard living yields to luxury. The master retreat features a five-piece ensuite bath complete with a deep soaking tub, dual vanities, and a generous walk-in closet, accompanied by a fourth bedroom featuring custom closet organizers and bright windows. Downstairs, the finished basement provides an ideal space for entertaining or hosting guests, featuring two additional bedrooms, a wet bar, and a versatile recreation room centered around a second gas fireplace. To make daily living effortless, the home uniquely includes double laundry rooms-one conveniently located on the upper level and another downstairs. Also, the durable double-attached garage boasts sleek epoxy floors for easy maintenance. Beyond the front door, Woodbine offers an exceptional lifestyle. Step outside onto the nearby paved bike paths that wind throughout the neighborhood, connecting directly to Fish Creek Provincial Park for endless outdoor adventures. The active Woodbine Community Centre, local schools, parks, playgrounds, and convenient neighborhood shopping areas are all just moments away, giving you a quiet suburban retreat without sacrificing city convenience. View the 3D Tour at https://view.spiro.media/47_woodbrook_rd_sw-5114

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350710 |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Year Built** | 1980 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |

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|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,064.45 sq. ft. |
| **Main Level Finished Area:** | 1,063.45 sq. ft. |
| **Upper Level Finished Area:** | 1,000.99 sq. ft. |
| **Below Grade Finished Area:** | 950.08 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 4,919 sq. ft. |
| **Lot Frontage:** | 49'4¼" |
| **Front Exposure:** | West |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1980 (Age: 46) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8010945 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |

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|---|---|
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Hardwood, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Gas, Living Room, Recreation Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway, Garage Faces Front |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Laundry Room, Sink, Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Woodbine |
| **Appliances:** | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| **Inclusions:** | Bar Fridge in basement, 2nd washer & dryer in basement |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Dining Room · 15'7" × 11'11" · |
| **Main Floor** | Living Room · 20'1" × 13'3" · |
| **Main Floor** | Foyer · 9'11" × 7'10" · |
| **Main Floor** | Kitchen · 20'2" × 12'3" · |
| **Main Floor** | Breakfast Nook · 13' × 10'8" · |
| **Upper Level** | Bedroom · 11'3" × 9'11" · |

| | |
|---|---|
| **Upper Level** | Bedroom · 13' × 10'4" · |
| **Upper Level** | Bedroom - Primary · 15' × 13'1" · |
| **Upper Level** | Walk-In Closet · 9'9" × 6'1" · |
| **Basement** | Furnace/Utility Room · 11'9" × 11'6" · |
| **Basement** | Bedroom · 11'6" × 10'9" · |
| **Basement** | Game Room · 23' × 15'4" · |
| **Basement** | Bedroom · 12'3" × 12'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Balcony(s), Deck, Patio |
| **Lot Features:** | Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-CG |
| **Listed Date:** | Oct 09, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/47-woodbrook-road-sw-calgary-a2350710/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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