



**GRASSROOTS**  
REALTY GROUP

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**129 Woodpark Close SW**  
**Calgary, Alberta**

**MLS # A2232485**



**\$899,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,232 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Contemporary Style Two-Story Home with a South Exposure Walk Out Basement ... Unique Custom Built Home in 1996 ... One of the Newest Homes in the Area ... Step Into the 2 Storey Foyer and into the Large Dining Room with a Two-Sided Fireplace to the Adjoining Living Room ... The 19' X 15' Living Room Features Newer Hardwood Floors, 9' Painted Ceilings with Extensive Pot Lighting and a Dramatic Wall of Maple Built Ins ... Enjoy All Afternoon Sunshine in the Large Living Room with Wall to Wall Windows ... Air Conditioned for Your Summer Comfort - Renovated Kitchen with Quartz Counters, Island Breakfast Bar, Corner Pantry and Built-In Desk ... Massive 36' X 10' South Facing Deck Overlooking the Park Like Back Yard ... Four Bedroom Upstairs and One Bedroom Down ... Large 31' X 15' South Facing Family Room in the Walk Out to the Patio Features a Wall of Storage, a Wall of Windows and Pot Lighting ... South Yard Backing onto a Green Belt with Pathways to 2 Children's Playgrounds ... Underground Sprinkler System to Keep the Lawn Green ... Don't Miss Viewing this Impeccable Well Maintained Home ... Close to Fish Creek Park, Schools, Transit, Shopping and the New Costco ... Easy Access to Downtown Via Stoney Trail