



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

37 Woodmark Place SW
Calgary, Alberta

MLS # A2249408



\$768,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,132 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Interior Lot, Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 sheds, hot tub works but needs a pump, as is, vacu system as is works

Welcome Home! Tucked away in a quiet cul-de-sac in one of Calgary's most established and sought-after neighborhoods, this beautifully maintained two-storey home offers over 2,900 sq. ft. of versatile living space — perfectly designed for growing families, professionals, and entertainers alike. From the moment you arrive, you'll feel the warmth and pride of ownership in every detail. Whether you're hosting holiday dinners or enjoying a quiet night by the fire, this home checks every box — and then some. Step into a welcoming foyer that opens seamlessly into the elegant living and dining rooms, both enhanced by soaring vaulted ceilings that create an airy, open atmosphere from the moment you enter. A highly functional kitchen, complete with a central island with seating, ideal for morning coffee, homework sessions, or casual gatherings. Overlooking the generous family room, this space offers the perfect blend of connection and comfort — featuring a cozy brick gas fireplace and custom built-in bookcases. A private den/office offers a quiet workspace for remote work or study, while a convenient powder room with laundry facilities keeps things practical and easy. Hardwood flooring flows throughout the main and upper levels, adding warmth and continuity. Upstairs, the spacious primary suite offers a peaceful retreat at the end of the day. The recently renovated spa-like ensuite boasts a large walk-in glass shower, a deep soaker tub, dual sinks, and a walk-in closet — everything you need for comfort and convenience. Two more bedrooms and a full 3-piece bathroom round out the upper level. The lower level has been freshly painted and fitted with a brand new carpet. The large open space creates endless possibilities to create more living space, media, home gym and play room. There's also a versatile flex room — perfect as a craft

room or second office. Ample storage space and a large utility room with built-in shelving keep everything organized and accessible. Step outside to your own massive backyard paradise. Truly a rare find, this home offers a pie shape lot of 9,397 sq. ft. Pretty much 40% larger than most average city lots. Thoughtfully landscaped and designed for both relaxation and play, the outdoor space includes; a large courtyard with patio pavers, a sunny deck with a private hot tub and in addition, plenty of grassy lawn space for kids, pets, or backyard soccer. Double-wide gated access from a paved back lane — perfect for RV storage or extra parking (a rare find in the city!) and 2 sheds. Whether you're soaking in the hot tub under the stars or enjoying dinner al fresco, this backyard is built for year-round enjoyment. The heated oversized double attached garage is ideal for Calgary winters and extra storage. Close to Schools, Local Shopping + Costco. BRT Bus system to downtown and Beautiful Fish Creek Park. 5 minutes from Glenmore Reservoir and Southland Leisure Centre. 20 minutes to Downtown Calgary!!