



GRASSROOTS
REALTY GROUP

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**68 Woodmark Crescent SW
Calgary, Alberta**

MLS # A2263557



\$629,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,834 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Main		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

Huge Price Improvement of 20K!!!Welcome to 68 Woodmark Crescent SW – a beautifully maintained home in one of Calgary’s most desirable areas! This spacious and inviting property offers 2331 sq ft of total living space with a bright, open floor plan with vaulted ceilings that enhance the sense of space and natural light. Featuring three bedrooms upstairs and two additional bedrooms below, there’s plenty of room for the whole family. Enjoy cozy evenings in the family room with a gas fireplace, or entertain in the open-concept living and dining room combo that flows beautifully throughout the main floor. The home includes 2.5 bathrooms, a double heated attached garage, and RV parking, offering both comfort and convenience. Step outside to a low-maintenance, fully fenced yard—perfect for relaxing or hosting gatherings year-round. Located in an excellent neighbourhood close to schools, parks, shopping, and all amenities, with a playground just steps away, this property combines functionality and comfort in one perfect package. Don’t miss this fantastic opportunity—book your private showing today!