



**815 Woodpark Way SW
Calgary, Alberta**

MLS # A2288229



\$699,000

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	1976 (50 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, No Back Lane, Pie Shaped Lot,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wood Counters		

Inclusions: everything as is

Welcome to Woodlands! This beautifully maintained home offers over 1,900 sq. ft. of thoughtfully designed living space, making it an ideal choice for growing families. With 4 bedrooms on the upper level and 2 additional bedrooms in the fully developed basement, along with 3.5 bathrooms, this home provides the space and versatility today's families need. Step inside to a bright, airy interior filled with natural light, creating a warm and welcoming atmosphere throughout the main living areas. The spacious kitchen features a central island, abundant cabinetry, and ample storage, making it both functional and perfect for everyday family living. A discreetly located 2-piece powder room adds convenience on the main floor. Upstairs, the primary retreat offers a comfortable and private space to unwind, complete with a generous walk-in closet and a well-appointed 4-piece ensuite featuring a glass shower, enhanced by plenty of natural light. Three additional bedrooms on the upper level—each generously sized—share a well-designed 4-piece bathroom, completing the upper floor. The fully finished basement adds even more functional living space, featuring a large recreation area ideal for games, movie nights, or entertaining. Two additional bedrooms and a full bathroom make this level perfect for guests, teenagers, or extended family. Outside, the pie-shaped backyard offers an excellent balance of deck space and lawn, making it ideal for summer relaxation and outdoor gatherings. The yard has been thoughtfully landscaped with carefully maintained plants and greenery, reflecting the pride of ownership throughout the property. Located just minutes from the scenic pathways and natural beauty of Fish Creek Provincial Park, with convenient access to major routes including Stoney Trail, Anderson Road, Macleod Trail, and 14 Street SW, plus

shopping and amenities at Southcentre Mall just minutes away. This is a fantastic opportunity to own a spacious, well-designed home in the highly desirable Woodlands community. Book your showing today!