



**511 Woodpark Crescent SW
Calgary, Alberta**

MLS # A2299796



\$729,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,901 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Sauna, Storage		

Inclusions: Central vacuum cleaner, fridge in the basement

Welcome to this well-maintained home in the established community of Woodlands SW with a thoughtfully designed layout perfect for family living. Situated on a large lot with no neighbors behind, this home features a private, west-facing backyard where you can enjoy warm afternoon sun, mature trees, and beautifully landscaped outdoor spaces. Inside, the main floor offers a spacious and inviting living and dining area. A cozy sunken family room with a gas fireplace creates a warm atmosphere, while the bright kitchen features original oak cabinetry, granite countertops, newer stainless-steel appliances, and a breakfast nook overlooking the backyard. A main floor den with a window provides a great space for a home office or an additional bedroom. Hardwood flooring runs through the main level, complemented by porcelain tile in key areas. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with a walk-in closet and a private ensuite. A second full bathroom serves the additional bedrooms. A unique feature of this home is that all bedrooms have access to balconies - perfect for enjoying fresh air and quiet moments throughout the day. The fully developed basement offers a den and a full bathroom providing great flexibility for guests or additional living space, along with a large recreation room with a wet bar and a cedar sauna, creating the perfect setting for both entertaining and relaxing. This home has been well cared for over the years with updates including a newer roof and most of the updated windows. The outdoor space is truly special, featuring a large composite deck with a gas line for BBQ, a custom stone patio with a gas fire-pit, multiple seating areas, and a private, elevated yard surrounded by mature landscaping - ideal for entertaining or simply enjoying peaceful evenings at home. Additional highlights include an oversized

heated double attached garage, RV parking with front access - perfect for your trailer, boat, or weekend adventures. Located just minutes from Fish Creek Park, Canyon Meadows Golf & Country Club, Stoney Trail, and a variety of shops and amenities, this home offers not only space and comfort, but also a lifestyle connected to nature and convenience.