



**28 Woodpark Close SW  
Calgary, Alberta**

**MLS # A2302424**



**\$949,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,463 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, N		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island		

**Inclusions:** Garden Atrium

Lovingly cared for 2 storey home in Estate Neighborhood , backing to open green space and fronting to open path way , minutes to Fish Creek Park and easy access to all major roadways . This immaculate 3500 sq.ft home is fully developed with a walk-up lower level that's strategically designed , 2 bedrooms ( with in floor heating ) full bath , a separate entrance , perfect for adding a suite . Large windows through-out make this home bright and inviting . These original owners have meticulously cared for this home and it shows ! Substantial upgrades including Clay Tile Roof , all new Triple Pane Windows , all Poly B removed in 2025 , new furnaces in 2023 , eave troughs 2022 , Hot Water tank in 2022 , Updated primary ensuite in 2023 , some new Appliances 2026 . This outstanding family home offers 4 Bedrooms up plus 2 down , along with a main floor den , formal dining room , cozy family room with feature gas fireplace and spacious living room . The main floor laundry room is oversized allowing for a great work station . . Gorgeous hardwood flooring throughout this immaculate home adds a warm and comforting feel flowing seamlessly throughout the entire home . Truly a great home in a desirable neighborhood .