



**208 Woodpark Place SW
Calgary, Alberta**

MLS # A2303142



\$725,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Separate Entrance		

Inclusions: na

Renovated bungalow on a quiet cul-de-sac with a fully finished basement and an oversized double garage with 220 power. This move-in ready home offers 3 bedrooms up and 2 bedrooms down (non-egress windows) along with 3 full bathrooms, all situated on a large lot surrounded by mature trees. The main floor features hardwood flooring and a bright open living space with large windows that bring in plenty of natural light. The updated kitchen includes granite countertops, stainless steel appliances, modern lighting, and a raised eating bar that opens to the dining area. A wood-burning fireplace adds warmth and character, creating a comfortable space for everyday living or entertaining. The spacious primary bedroom includes a private 3-piece ensuite. Two additional bedrooms and a full bathroom complete the main level. The finished basement adds excellent living space with a large recreation room, two additional bedrooms with non-egress windows, and an updated 3-piece bathroom and a kitchennette with separate entrance and shared laundry. The backyard offers plenty of outdoor space and privacy with mature trees and room to relax or entertain. The oversized detached double garage with 220 power provides excellent storage and workspace. Recent updates include fresh interior and exterior paint, LED lighting upgrades, newer roofing, improved attic insulation, and additional maintenance improvements. Conveniently located close to schools, parks, shopping, and pathways, this property offers a great combination of upgrades, space, and location.