



**11 Woodlark Drive SW
Calgary, Alberta**

MLS # A2132259



\$999,999

Division:	Wildwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,312 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Off Street, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Wired for Sound		

Inclusions: Shed, garage shelving, electric fireplace, fridge in lower level, planters and pots in backyard.

Open House, this Saturday, June 29th from 2pm to 4pm! Incredible value in highly coveted WILDWOOD! Situated only seconds away from one of the most picturesque walking trails in Calgary; the Douglas Fir Trail overlooks the Bow River and features spectacular views of downtown. This 4 bedroom, 3.5 bathroom home is only 10 MINUTES TO DOWNTOWN! In addition to offering almost 2,500sf of living space this home boasts a stunning VAULTED ceiling, an OVERSIZED 22'x23' detached garage, plus a driveway, large gourmet kitchen and numerous designer touches throughout. Pride of ownership is evident the moment you pull up to the property. FURNACE & HOT WATER TANK were recently replaced; roof shingles, most windows, doors and high end window treatments were replaced/installed prior to purchase in 2013. The lower level is a versatile space, with 2 bedrooms, bathroom, family room and a wet bar with a full size fridge; an ideal private space for kids, teenagers, guests or even a parent looking to downsize. The incredible SW backing yard, functional floor plan and access to some of Calgary's best views must be witnessed to fully appreciate. Call your favourite Realtor®; to book your private showing today!