



**170 Woodpark Circle SW  
Calgary, Alberta**

**MLS # A2157730**



**\$890,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,658 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<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, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Welcome to this custom-built 3-BED, 3.5-BATH family home, a masterpiece of timeless design and meticulous care by the original owners in the sought-after Woodlands community. BACKING ONTO A PARK AND PLAYGROUND, the home features a stucco and brick exterior with a durable CLAY TILE ROOF, ensuring elegance and longevity. Inside, a grand entryway sets the tone with SOARING DOUBLE-STORY VAULTED CEILINGS as well as recently refinished HARDWOOD FLOORS. The front living room offers serene views of the manicured front yard, while the spacious formal dining room is perfect for large gatherings. The GOURMET KITCHEN, a chef’s dream, boasts refinished countertops, a FRENCH DOOR FRIDGE, a double oven, a GAS JENN-AIR COOKTOP, ample storage including plenty of drawers and a corner pantry. Plus, a spacious dining nook opens to the large rear deck. The adjoining family room boasts a GAS FIREPLACE and marble surround. The main floor also includes a versatile den and a convenient mudroom leading to an OVERSIZED DOUBLE ATTACHED GARAGE with a separate entrance to the basement—ideal for multigenerational living or a home-based business. Upstairs, the home offers three spacious bedrooms, including a PRIMARY SUITE with a large walk-in closet and LUXURIOUS 6-PIECE ENSUITE. Each of the 2 additional bedrooms also have their own ensuite. The UNFINISHED BASEMENT provides a blank canvas for customization, and the WEST-FACING BACKYARD, complete with a large Duradek vinyl deck, offers a peaceful outdoor retreat. Additional features include TWO FURNACES, a new hot water tank, and CENTRAL VAC. Woodlands is minutes from BEBO GROVE, FISH CREEK PARK, and CANYON MEADOWS GOLF AND

COUNTRY CLUB. It also offers easy access to shopping at the new COSTCO, STONEY TRAIL, and SOUTHCENTRE MALL, making this home perfect for both nature lovers and convenience seekers. Schedule your private showing today!