



**583 Woodpark Crescent SW
Calgary, Alberta**

MLS # A2165798



\$739,900

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,990 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Separate Entrance		

Inclusions: NA

Welcome to this spacious over 3500 sq. ft. including the basement bungalow with a separate entrance to the basement, featuring 5 bedrooms, 3 bathrooms, and a double attached garage. Originally a former show home, this bright and sunny bungalow boasts a large family room just off the garage entrance. The living room is filled with natural light and includes a modern gas fireplace, while the dining room is generously sized and the kitchen highly functional. A large nook, just a step down from the kitchen, provides a cozy spot for casual meals. All three bedrooms on the main floor are exceptionally spacious, with the master bedroom offering a large walk-in closet, a convenient in-suite laundry area, and a 3-piece ensuite bathroom. The lower level extends the living space with two additional bedrooms, a family room, a bathroom, a second kitchen, a laundry room, a workshop, office space, and a gym area. Outside, the large backyard is Pie Shaped which includes a deck, garden, and green space with no neighbors directly behind. The property comes equipped with central air conditioning, two gas furnaces, a gas hot water tank, central vacuum, in-ground sprinkler system, and a gas fireplace. Enjoy the fire pit and vegetable garden, perfect for outdoor living. Located just minutes from Fish Creek Park, schools, shopping, Southland Leisure Center, and quick access to the ring road, this home offers both convenience and comfort. There is no Sidewalk so no Snow Clearing Required. Come see it for yourself!