



**103 Woodpark Place SW
Calgary, Alberta**

MLS # A2176088



\$899,900

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	4
Garage:	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, H		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Tv Mounts (3), Door Keypads (2), Thermostat		

A RARE GEM is up for sale on a stunning CORNER LOT close to Canyon Meadows Golf Course. LUXURY RENOVATION OF A BUNGALOW. This property is located on one of the most desirable streets in the Woodlands neighbourhood and features four bedrooms plus a den, four full bathrooms with double master bathrooms, vaulted ceilings, a chef's kitchen, a large laundry room, and an over-sized double detached heated garage. Inside, you'll find a tastefully remodelled interior that skillfully blends design and utility. A sensation of "...This is it....THIS IS HOME..." is created by the open concept, neutral colour scheme, engineered white oak hardwood flooring, and thoughtfully positioned windows. The living room's electric fireplace and large bayed windows, which provide atmosphere and lovely focal points, encourage relaxation. Inspiration for cooking can be found in the stunning chef's kitchen. Full-height cabinets, classic subway tile and Quartz countertops, stainless steel appliances, a central island with seats, and a window to see the children playing in the backyard are all features of the kitchen. There are three large bedrooms on this level, two of which have luxurious ensuite bathrooms for the utmost solitude! A VERSATILE DEN that may be used as a gym, hobby, office, or play area is ideally located between ANOTHER LARGE BEDROOM with walk-in closet and another full bathroom. Completely finished, the lower level is ideal for socializing and relaxing. It has a large recreation area with plenty of space for movie and game evenings, as well as a wet bar for convenient drink and food refills. Remember to include a sizeable laundry room with counter space, storage, and an additional substantial storage room meet the demands of this household. The peaceful yard features mature trees, a large deck, a lower patio, a heated double garage, and additional driveway

parking, providing plenty of opportunities to enjoy the great outdoors. This model home is located next to Fish Creek Park in a fantastic family-friendly neighbourhood that is brimming with parks, playgrounds, and walking and bicycling trails. What a wonderful community to live in! The only option is to move in immediately!