



**11 Woodlark Drive SW  
Calgary, Alberta**

**MLS # A2178139**



**\$974,900**

<b>Division:</b>	Wildwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, In		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Desk in basement bedroom, Central Vacuum and Attachments, Shed

Step into a world where elegance and charm come to life—photos simply cannot capture the true essence of this extraordinary home. From the moment you enter, you’ll be captivated by the exquisite details and unique design that set this property apart. This is a home that must be experienced to be truly appreciated. Set in an unbeatable location on scenic Woodlark Drive, within a block of the ridge & Douglas Fir Trail leading to Edworthy Park. Enjoy stunning downtown Calgary & Bow River Valley views as you explore the community. This 4-bedroom, 3.5-bathroom home is a classic generational floor plan with separate entrance options, ideal for growing families, extended family, or your university student. The elegance of this home is notable the moment you enter. A spacious living room with a beautiful gas fireplace & stone feature drawing your eyes to the vaulted ceiling & gorgeous wood beams. The home showcases site finished hardwood floors, travertine tile, and an open-concept layout. The chef’s kitchen blends modern and rustic design, with smart storage, 2-tone cabinetry, stainless steel appliances including a double oven (gas hook up available), custom wood range hood, granite counters, a vegetable sink on the prep island and a raised breakfast bar. Entertaining is ideal with the large dining area and garden doors framing the lush backyard. Upstairs, the primary hosts a floor-to-ceiling closet system and a spa-like ensuite with oversized tiled shower, granite counter, & heated floor. The 2nd bedroom is versatile, suitable as a private bedroom (easily fits a queen or bunk beds) or home office and a well appointed 4-piece bath completes the level. The walkout level is bright and spacious offering private yard access, a family room with surround sound setup and french doors, a large laundry room, plus a 1/2 bath. The lower level offers that

extended space you won't find in a two storey. With 2 additional bedrooms, a family/rec room, a wet bar with space for dining plus another 4-piece bath with heated floors, it is a very private self contained space. The south-facing backyard is an oasis with a large cedar deck, mature trees, garden shed & an oversized (22'x23') double garage with 220V. Other important updates include: Furnace (2024), Insulation (2024), Hot Water Tank (2021), and in 2013 added were a new Roof, Central Air, interior and exterior doors, high end window coverings, and European locks. Wildwood is conveniently located 15 minutes from downtown and quick access to the mountains providing the perfect balance of city and nature. This is a home that must be experienced to be truly appreciated.