



GRASSROOTS
REALTY GROUP

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359 Woodpark Court SW
Calgary, Alberta

MLS # A2197106



\$799,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,098 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, Jetted Tub, Open Floorplan, Recessed Lighting, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to Your Dream Home in Woodbine! Tucked away in a quiet cul-de-sac, this stunning 4-bedroom, 3.5-bathroom, 2-storey split offers over 3,100 sqft of beautifully developed living space. From the moment you step inside, you'll be captivated by the soaring vaulted ceilings that bathe the living room in natural light, accentuating the rich hardwood floors and crisp, modern color palette. At the heart of the home, the kitchen is a chef's delight, featuring a central island, corner pantry, ample cabinetry, expansive counter space, and a skylight that fills the space with warmth. The formal dining room, framed by a charming bay window, provides the perfect setting for memorable gatherings, while French doors lead to an inviting deck—seamlessly blending indoor and outdoor living. Just off the kitchen, the cozy family room with a gas fireplace offers the perfect retreat for relaxation. The main floor is complete with a conveniently located laundry room and a stylish 2-piece powder room tucked away for guests. Upstairs, your private sanctuary awaits! The expansive primary suite is a true escape, featuring a spa-like ensuite with a jetted soaker tub, stand-alone shower, and a generous walk-in closet. Two additional well-appointed bedrooms with ample closet space and a beautifully updated 4-piece bathroom complete this level. The fully finished basement extends your living space with a huge recreation room—ideal for game nights, movie marathons, or a teenager's retreat. A fourth bedroom and another full 4-piece bath make this level perfect for guests or extended family, with plenty of extra storage to keep things organized. Outside, the south-facing backyard is a sun-drenched oasis! Enjoy your private deck while the pie-shaped lot offers a low-maintenance escape with mature trees and lush landscaping. For parking, the attached

double garage plus a spacious driveway with room for two more vehicles ensures convenience. This exceptional home is steps from Fish Creek Park and close to top-rated schools, shopping, parks, and playgrounds—everything your family needs, right at your doorstep. A home of this calibre won't last long—schedule your showing today!