

# \$900,000 - 739 Woodpark Road Sw, Calgary

MLS® #A2200073

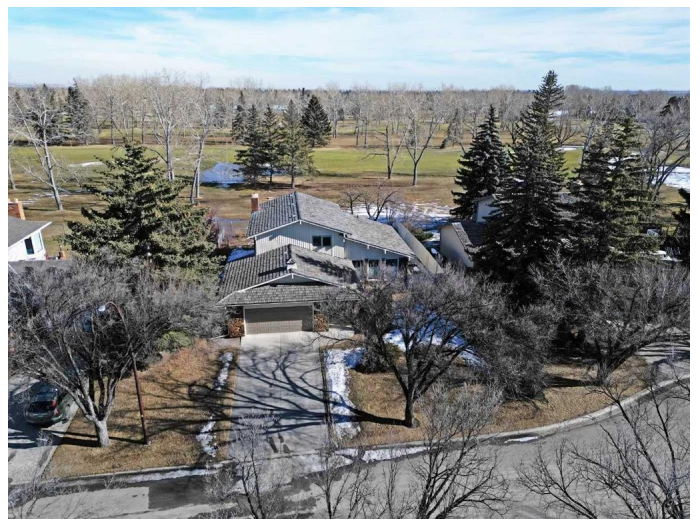
**\$900,000**

5 Bedroom, 3.00 Bathroom, 2,002 sqft  
Residential on 0.18 Acres

Woodlands, Calgary, Alberta

LOCATION, LOCATION, LOCATION.

Backing onto the Canyon Meadows golf course, this 5 bedroom home sits on a very quiet street minutes from Fish Creek Provincial Park, Community Centre, tennis courts, shopping, schools and very easy access to Stoney. You'll immediately appreciate the pride of ownership and blend of original character with thoughtful updates. With over 2800 sq ft of living space, this home is perfect for families looking for room to grow or those who love to entertain. Upon entering the home, you'll be impressed by the grandeur of the vaulted ceiling with exposed beams in the living and dining room area that creates a spacious open concept offering an abundance of natural light. From the entrance follow the rich hardwood floors to the open concept kitchen family room. Get cozy in front of the wood burning fireplace in the family room or head out to your private back yard onto a huge deck with built-in BBQ. Great for entertaining or just relaxing and enjoying the view. Watch the wildlife outside your door. The updated kitchen features, granite counter tops, stylish backsplash, pot lights, an abundant cabinet and counter space, stainless steel appliances and big island. Main level also boasts a bedroom that could double as an office or playroom and an updated 3 pc bathroom. Upstairs, the spacious primary bedroom with its own private deck overlooking the green space & 4pc piece ensuite offers a serene space to unwind. Enjoy breakfast with a view



or step out onto the deck to enjoy a cup of coffee with the sunrise. Two spacious bedrooms and 4 pc bathroom complete this level. Fully developed lower level offers another place for you to gather with a large rec room, 5th bedroom with walk in closet and a storage room so big that it will be hard to fill it. Insulated oversized garage. Enjoy front and back sprinkler system and 2 raised garden beds. Updates include sprinkler system 2024, hot water tank Dec 2024, kitchen 2014, 3 pc bathroom 2016, living room windows & front door 2011, furnace 2013. The location of this home provides both privacy and tranquility. What a great place to call home!

Built in 1978

### **Essential Information**

MLS® #	A2200073
Price	\$900,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,002
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	739 Woodpark Road Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2S3

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Oversized
# of Garages	2

### **Interior**

Interior Features	Bookcases, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing, Mixed
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Barbecue, Private Yard, Misting System
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Level, No Neighbours Behind, Underground Sprinklers
Roof	Shake
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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