



GRASSROOTS
REALTY GROUP

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125 Woodpark Close SW
Calgary, Alberta

MLS # A2313625



\$875,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, Rectangular Lot, U		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Piano, large sectional couch downstairs, TV/entertainment center downstairs, seller would consider living the treadmill

Nestled on a quiet street in the mature and well-established community of Woodlands, this lovingly maintained 4 bed, 3 bath home with impressive 12-foot ceilings is being offered for sale after 26 years of proud ownership. Situated on a large lot of over 5,400 sq. ft. and offering well over 2,800 sq. ft. of developed living space, this property provides the perfect blend of comfort, functionality, and location for a young family or those looking to simplify their lifestyle. From the moment you step inside, you can feel the care and attention that has gone into the home over the years. The property has been exceptionally well cared for and thoughtfully improved with important updates that add comfort, efficiency, and peace of mind. Recent updates include triple-pane vinyl windows and a new front door (all in 2022), new kitchen countertops (2026), newer high-end appliances (2022), brand new washer and dryer (2026), fresh paint throughout the kitchen and main living area (2026), new kitchen light fixtures (2026), new toilets, new updated flooring in the bathrooms and bar area, and scheduled removal of the Poly-B plumbing prior to closing. Additional features include a clay tile roof with extra tiles, central air conditioning, heated basement floors, an irrigation system, water softener, water filtration system, an upgraded HVAC air filtration system with UV light, and a BBQ gas line for added convenience. Backing onto a beautiful walking path and green space that connects to local parks throughout the community, this home offers a peaceful setting surrounded by mature trees and established landscaping. The backyard provides a private outdoor retreat with direct pathway access and plenty of space to relax, entertain, or enjoy the outdoors. Conveniently located close to schools, shopping, Fish Creek Park, and the Rotary/Mattamy Greenway pathway system, this is a great

property for someone who enjoys an active lifestyle. With quick access to both northbound and southbound Stoney Trail, commuting is effortless from this exceptional location, while also providing convenient access to the foothills and Rocky Mountains for weekend getaways and outdoor adventures. This is a rare opportunity to own a well-maintained home in one of Calgary's most desirable southwest communities, ideal for buyers looking for space, a mature neighbourhood setting, and the opportunity to personalize a home over time while enjoying the peace of mind that comes with many major updates already completed. Homes that have been cared for this meticulously over such a long period of time rarely come to market. Book your private showing today.