



**692 Woodpark Boulevard SW  
Calgary, Alberta**

**MLS # A2325814**



**\$799,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,934 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Water Softener (AS-IS), Storage Shed, TV Mount(s).

Welcome to this beautifully updated two-storey home in the heart of Woodlands, offering 1,934 sq.ft. of thoughtfully designed living space, 3 bedrooms, 2.5 bathrooms and an incredible location just steps from parks, schools, shopping, and some of Calgary's most sought-after outdoor amenities. From the moment you step inside, you'll appreciate the extensive main floor renovation featuring newer windows, luxury vinyl plank flooring and fresh paint throughout, soaring vaulted ceilings and an abundance of natural light. The spacious front living and dining areas create the perfect setting for both everyday living and entertaining, while the stunning renovated kitchen is truly the heart of the home. Complete with quartz countertops, a large central island, designer tile backsplash, stainless steel appliances including a gas range, as well as a custom hood fan, this space seamlessly combines style and functionality. Just a couple steps down, the inviting family room offers a cozy retreat with a wood-burning fireplace framed by a charming brick surround and oversized windows overlooking the backyard. A convenient main floor laundry room, powder room, and double attached garage complete the level. Upstairs, the open loft overlooks the main living area and provides the perfect space for a home office, reading nook, or flex area. The spacious primary suite offers plenty of room to unwind and presents an exciting opportunity to create the dream ensuite you've always wanted. Two additional bedrooms and an updated 4-piece bathroom complete the upper floor. The unfinished basement provides endless possibilities for future development, whether you envision additional living space, a home gym, recreation room, or extra storage. Outside, you'll fall in love with the private backyard oasis. Designed for entertaining and relaxation, the outdoor space features a large composite deck,

beautiful stone patio, custom pergolas, string lighting, fire table gathering area, mature trees, and plenty of green space for kids and pets to enjoy. It's the perfect extension of the home for summer evenings and weekend get-togethers. Located in the established community of Woodlands, this home offers exceptional access to transit, nearby shopping, restaurants, schools, playgrounds, Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, including an extensive network of walking and biking pathways. This is a rare opportunity to own a beautifully updated family home in one of Calgary's most desirable southwest neighbourhoods.