



GRASSROOTS
REALTY GROUP

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71 Woodpark Close SW
Calgary, Alberta

MLS # A2329700



\$928,888

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	1994 (32 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this spacious and beautifully maintained family home in the highly sought-after community of Woodlands. Offering over 3,400 sq. ft. of developed living space, this impressive home features 6 bedrooms, 3.5 bathrooms, and a thoughtfully designed floor plan that perfectly balances everyday comfort with exceptional entertaining space. Step inside to a bright and welcoming foyer that leads to an elegant formal living room with soaring vaulted ceilings, creating a grand first impression and an airy, light-filled space for entertaining. The separate family room with a cozy fireplace provides the perfect setting for relaxing evenings. The functional kitchen is beautifully appointed with granite countertops, ample cabinetry, generous counter space, a pantry, and flows seamlessly into the dining area, making family gatherings and entertaining effortless. Granite countertops continue into the laundry room and all bathrooms, adding a timeless touch of elegance throughout the home. The main floor also features a versatile den, ideal for a home office, study, or playroom, along with a convenient laundry room, mudroom, and powder room. The attached double garage provides ample parking and additional storage. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and private 4-piece ensuite. Three additional bedrooms and another full bathroom provide plenty of space for a growing family. The fully developed basement significantly expands the living space with a massive recreation room, two additional bedrooms, a full bathroom, and abundant storage—perfect for teenagers, guests, a home gym, games room, or multi-generational living. This home has been meticulously maintained with numerous recent improvements, including: Two hot water tanks replaced (2025), Luxury Vinyl Tile (LVT)

flooring installed in the kitchen, nook, laundry room, and all main and upper-floor bathrooms (2025), Fresh paint in the primary bedroom, ensuite, and two additional bedrooms (2025), New dishwasher (2026), New garage door (2026), Roof professionally maintained (2026). Ideally located just minutes from Fish Creek Provincial Park and Canyon Meadows Golf & Country Club, this oversized family home offers an exceptional lifestyle in one of Calgary's most established southwest communities. Woodlands is a wonderful place to put down roots, with excellent schools, daycares, parks, playgrounds, and walking paths all nearby. Everyday conveniences are just around the corner, including Costco and the wide selection of shopping, dining, and services at Buffalo Run, ensuring everything you need is within easy reach. Combining generous living space, timeless features, thoughtful updates, and an unbeatable location, this exceptional home is ready for its next chapter—and yours. Book your private showing today!