



GRASSROOTS
REALTY GROUP

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315 Woodpark Place SW
Calgary, Alberta

MLS # A2338172



\$859,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,073 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Back		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: none

Welcome to this exceptional 2072.95 sq. ft. two-story split home with a little Hollywood history—it was featured as a filming location for Season 5 of an American comedy-crime drama television series in 2019! Beyond its on-screen appeal, this beautifully maintained four-bedroom, four-bathroom home offers a wonderful combination of style, comfort, updates, and functionality. The inviting main level showcases a stunning modern kitchen, completely renovated approximately seven years ago, featuring a large island with a gas stove, microwave cubby, abundant storage, solid cabinetry, pantry with pull-out drawers, and swing-out lazy Susan, thick crown moulding, and high-end appliances. Hardwood and vinyl plank flooring flow throughout the main and upper living areas. The bright living room features a south-facing bay window, while the spacious dining area offers another bay window overlooking the beautifully fenced backyard—a peaceful setting where birds are frequent visitors. Step outside to the ground-level patio with plenty of room for BBQs and outdoor entertaining. The cozy lower family room is designed for relaxing, with a gas fireplace framed by built-in shelving—perfect for movie nights, reading, or simply unwinding to your favourite music. The convenient front laundry room/mud room, complete with extensive cabinetry and direct access to the double attached garage. Upstairs, you'll find four comfortable bedrooms and a four-piece main bathroom. The versatile second bedroom features a built-in desk and Murphy bed, making it an ideal guest room/office combination. California-style organized closets throughout provide exceptional storage. The bright basement expands the living space with a family room, wet bar, games room, and utility room. Extensive updates include windows and Hardie Board siding approximately seven years

ago, two furnaces approximately seven years old, hot water tank approximately eight years old, water softener approximately one year old, plus air conditioning, radon mitigation system, and gutter guards. Outside, the poured concrete front walk and side-yard sidewalk, underground sprinkler system add to the home's excellent curb appeal and functionality. Ideally located close to Canyon Meadows private golf course, Fish Creek Provincial Park, grocery stores, restaurants, caf  s, parks, and schools. Just minutes to Woodbine Medical Centre and approximately 10 minutes to Anderson LRT Station. A distinctive, move-in-ready home with thoughtful updates, generous living space, and a fun piece of television history—this one truly deserves a standing ovation!!