



GRASSROOTS
REALTY GROUP

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190 Woodpark Circle SW
Calgary, Alberta

MLS # A2345617



\$949,900

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,703 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Welcome to 190 Woodpark Circle SW—a rare opportunity offering nearly 3,500 sq. ft. of developed living space, a heated triple car garage in an exceptional location with green space in front and behind. This beautifully maintained home offers privacy, space, and a wonderful connection to the outdoors. Inside, pride of ownership is evident throughout. Recently refinished hardwood floors add warmth and character, while the upgraded kitchen features granite countertops, high-end stainless steel appliances, a gas range and a chimney-style hood fan. Matching granite countertops continue throughout all three full bathrooms, creating a cohesive and timeless finish. The spacious floor plan includes three bedrooms above grade, two additional bedrooms on the lower level and a convenient upper-floor laundry room. With five bedrooms and nearly 3,500 sq. ft. of total living space across two levels, there is plenty of room for a growing family, guests, a home office or multigenerational living. The home has been extensively updated mechanically, including a newer roof, upper-floor windows, furnace and hot-water tank. Additional highlights include central air conditioning, permanent exterior soffit lighting and, for added peace of mind, NO POLY-B plumbing. Completing the property is the incredibly rare heated triple garage—ideal for multiple vehicles, additional storage, hobbies or a workshop. Woodlands is known for its mature trees, quiet streets and excellent access to Fish Creek Provincial Park, scenic pathways, neighbourhood parks, schools, shopping, restaurants and everyday amenities. With convenient access to transit and major routes, this location provides a peaceful residential setting without sacrificing accessibility. Homes offering this combination of extensive updates, generous living space, green space at both the front and

rear, and a heated triple garage rarely become available. 190 Woodpark Circle SW is a truly special property in one of southwest Calgary's most established communities.