



GRASSROOTS
REALTY GROUP

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246 Woodpark Green SW
Calgary, Alberta

MLS # A2345776



\$999,900

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,762 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Back Lane, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows

Inclusions: Pergola, 3 Mounted TV's and Brackets (Primary, Living Room, Basement), All Fitness Equipment (Bow Flex, Rowing Machine, Elliptical, Recumbent Bike), Upright Deep Freeze, Patio Furniture, Wood/Tool Shed, Proslat Organizers in Garage, Cabinets/Cupboards in Garage

Welcome to 246 Woodpark Green SW, a beautifully renovated bungalow tucked into the established community of Woodlands. Offering over 1,750 sq. ft. above grade and more than 3,300 sq. ft. of developed living space, this thoughtfully updated home features 4 bedrooms, 3 full bathrooms, a fully developed basement, double attached garage, and a sunny south-facing backyard. Extensive renovations throughout have created a warm, modern interior while maintaining the functional layout of a classic bungalow. The main floor is bright and inviting, finished with engineered hardwood flooring and an abundance of natural light. From the foyer, the home opens into an expansive great room, where a gas fireplace with a slate surround and live-edge mantle creates a warm focal point. The space flows naturally into the formal dining area and adjoining breakfast nook before continuing into the beautifully renovated kitchen. The kitchen features two-tone custom cabinetry extending to the ceiling, granite countertops, an impressive 10-foot island, extensive drawer storage, and stainless steel appliances. A custom wine niche adds another thoughtful touch, while Hunter Douglas shutters throughout complement the home's polished finish. The spacious primary retreat offers plenty of room to unwind, along with a walk-in closet and beautifully updated 5-pc ensuite featuring a granite vanity, heated tile flooring, soaker tub, and custom tiled shower. A generous second bedroom, additional full bathroom, and convenient mudroom with direct access to the double attached garage complete the main floor. On the lower level, the fully developed basement expands the home's living space with a large recreation room, two additional bedrooms with walk-in closets, a 4-pc bathroom, dedicated laundry room, and exceptional storage and utility space. Luxury vinyl plank flooring with

cork backing runs throughout the lower level, while California Closets have been installed throughout the home's four bedrooms, linen closets, entrance closet, and laundry room. The extensive upgrades go well beyond the finishes, including complete replacement of the Poly-B plumbing, triple-pane windows, upgraded attic insulation, two high-efficiency furnaces with air conditioning, updated plumbing fixtures, lighting and pot lights, refreshed ceilings, and new interior and exterior doors. The double attached garage is insulated and drywalled with Proslat wall storage, adding even more everyday functionality. Outside, the south-facing backyard provides a private setting for enjoying Calgary's warmer months. The two-tiered deck features glass railings, a gas line, and a covered pergola area ideal for outdoor dining and entertaining, while the surrounding lawn and mature landscaping complete the inviting outdoor space. With its extensive renovations, generous bungalow layout, and inviting indoor-outdoor living spaces, this is a move-in-ready home offering comfort and functionality in one of southwest Calgary's established communities.