



GRASSROOTS
REALTY GROUP

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208 Woodpark Place SW
Calgary, Alberta

MLS # A2349698



\$699,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to this spacious bungalow tucked away on a quiet cul-de-sac, offering 5 bedrooms and 3 full bathrooms across two fully developed levels. The main floor features beautiful hardwood flooring, a large living room filled with natural light, and a cozy wood-burning fireplace in the dining room—creating a warm and inviting space for everyday living and entertaining. The spacious kitchen is equipped with stainless steel appliances, granite countertops, modern lighting, and a raised eating bar that provides a seamless connection between the kitchen and dining area. The fully finished basement offers additional living space and flexibility, featuring an illegal suite/kitchenette with a separate private entrance, two additional bedrooms, a large recreation room, an updated full bathroom, ample storage, and shared laundry. Outside, enjoy a private backyard with mature trees, plenty of room to relax or entertain, and excellent outdoor space. The oversized detached double garage is a standout feature, offering 220 power and plenty of room for vehicles, storage, hobbies, or a dedicated workspace. Recent updates include fresh interior and exterior paint, upgraded LED lighting, newer shingles, improved attic insulation, and additional maintenance improvements. Located close to schools, parks, shopping, and pathways, this property offers a great combination of space, functionality, privacy, and recent updates in a desirable location.