

583 Woodpark Crescent SW Calgary, Alberta

MLS # A2235128



\$740,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,990 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Partially Finished, Suite	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Separate Entrance		

Inclusions: N/A

Open House on Saturday, June 28, 1:00-3:00 PM. Exceptional Opportunity for Homeowners or Investors! Whether you're looking for a spacious primary residence or a future income-generating property, this rare bungalow offers the best of both worlds. Located deep within a quiet, mature community and sitting right next to the Canyon Meadows Golf and Country Club, this home combines space, function, and potential like no other. The main floor boasts nearly 2000 sq.ft. of bright, open living space, including a massive living room freshly painted this year. Featuring three large sized bedrooms on the main floor, including a beautifully updated master bedroom with a huge walk-in closet and a newly renovated 3 piece ensuite bathroom. A separate family room with its own entrance sits just off the garage which ideal for a home office, guest room, or private retreat without disrupting the main living areas. The double attached garage has been fully finished with durable rubber flooring, easily accommodating two full-size SUVs. Downstairs, the fully developed spacious basement is very versatile for all kinds of activities. It includes two additional bedrooms, a full bathroom, a second kitchen, second washer and dryer and lots of extra storage space. What makes this home especially unique is the presence of a second furnace, providing comfort and efficiency for larger or extended families. There's still over 1000 sq.ft. of storage space in the basement, perfect for future development or customization to suit your lifestyle. The basement has a separate entrance, 2 furnace, a second range, updated compliant size windows. And, the property has never been used as a rental, meaning it has been well-maintained for owner-occupied living and is in excellent condition. Additional features: • No sidewalk, free from snow shovelling • Huge

pie-shaped lot with a large private backyard, deck, vegetable garden, fire pit, and no adjacent rear neighbors • Central air conditioning, central vacuum system, a gas fireplace, and in-ground sprinklers • Large private patio off the kitchen with over 150 square feet of space and a natural gas outlet for a BBQ. Ideally situated near Fish Creek Park, top-ranked schools, major shopping centers, the Southland Leisure Centre, and with easy access to Stoney Trail, this home offers unbeatable convenience in a family-friendly setting. Don't miss out on this rare opportunity. Whether you're a large family looking for space to grow or a savvy buyer exploring the property's investment and rental potential, this nearly 4000 sq.ft. Bungalow on an oversized lot delivers value, comfort, and future appreciation.