

**117 Woodpark Close SW**  
**Calgary, Alberta**

**MLS # A2309782**



**\$898,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

**Inclusions:** Hot Tub - AS IS

**OPEN HOUSE:** Saturday May 16th and Sunday May 17th (Noon - 2PM). Situated on a quiet street with no neighbours directly in front or behind, this spacious walkout bungalow offers over 2,500 sq. ft. of developed living space in a peaceful setting backing onto green space and walking paths. Designed for comfort, function, and easy main-floor living, the home features a bright open-concept layout with high ceilings, large windows, and a welcoming gas fireplace. The expansive living areas flow beautifully together, creating an inviting atmosphere for both everyday living and entertaining. A traditional dining room adds a timeless touch that sets this home apart, while the eat-in kitchen opens onto a private balcony with a gas barbecue hookup &mdash; perfect for morning coffee, summer dinners, or simply enjoying the surrounding views. The primary bedroom is conveniently located on the main level and includes a spacious ensuite with a soaker tub, walk-in shower, vanity, and walk-in closet. With three full bathrooms, an attached double garage, and thoughtful storage throughout, this home offers the flexibility today's buyers are looking for. The fully developed walkout level is ideal for relaxing or entertaining, featuring a generous recreation room, a beautiful bar area, a second gas fireplace, and plenty of space for a pool table, media area, or games room. Two additional lower-level bedrooms provide excellent flexibility for family, guests, a home office, hobby space, or fitness area. The utility room also offers plenty of extra storage. Fully landscaped and designed for year-round enjoyment, this home is close to shopping, schools, everyday amenities, parks, and of course, those wonderful walking paths. Enjoy the ease of bungalow living, the privacy of green space behind you, and the rare feeling of quiet openness in front of you. A warm, spacious, and

beautifully situated home &mdash; offering comfort, privacy, and room to truly live.