

71 Woodpark Close SW Calgary, Alberta

MLS # A2355234

\$869,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	1994 (32 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this spacious and beautifully maintained family home in Woodlands that offers great value, featuring a brand-new, professionally installed (October 2026) PEX plumbing system (no PolyB) and various other upgrades for ultimate peace of mind. Please watch the 3D Virtual Tour to experience this property's gorgeous layout and surroundings. Offering over 3,400 square feet of developed living space on a generous corner lot, this impressive residence features 4+2 true bedrooms, 3.5 washrooms, a main-floor den, and an attached double garage. Step into a bright foyer that leads to an elegant formal living room with soaring vaulted ceilings, creating an incredible first impression and flooding the space with natural light. Relax in the inviting family room centered around a cozy fireplace or entertain in the chef-ready kitchen featuring granite countertops, ample cabinetry, a pantry, and a sunlit breakfast nook. The main level also hosts a flexible den/home office, a powder room, and laundry with a functional mudroom. Elegant granite countertops continue seamlessly through the main-floor laundry, the powder room, and all upper washrooms. Upstairs, discover four generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a private 4-piece ensuite with a Jacuzzi hot tub. Three additional bedrooms and another full washroom provide plenty of room for a growing family. The fully developed basement significantly expands your living space, hosting a large recreation room, two additional bedrooms, a full washroom, and abundant storage—an ideal setup for teenagers, guests, a home gym, or multi-generational living. Meticulously cared for, this home boasts extensive premium updates for total turn-key living. Beyond the brand-new PEX plumbing, high-ticket improvements include a brand-new dishwasher (2026),

a new garage door (2026), and professionally serviced roof maintenance (2026). Recent 2025 updates include two new high-efficiency hot water tanks, modern Luxury Vinyl Tile (LVT) flooring (kitchen, nook, laundry, and all main/upper baths), and fresh neutral paint in the primary suite, ensuite, and two other bedrooms. Ideally located just minutes from Fish Creek Provincial Park and Canyon Meadows Golf & Country Club, this exceptional property offers an unbeatable lifestyle in one of Calgary's most established southwest communities. Woodlands is surrounded by top-tier schools, daycares, parks, playgrounds, and walking paths. Costco and the thriving shopping, dining, and services at Buffalo Run are also just a short drive away. Exceptional space, major capital upgrades, and a prime location—book your private showing today!