



THE
A-TEAM

**RE/MAX
FIRST**

11 WOODLARK Drive, Calgary T3C 3H6

MLS®#: **A2132259**

Area: **Wildwood**

Listing Date: **05/24/24**

List Price: **\$999,999**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 19-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Finished Floor Area

Abv Sqft: **1,312**

Low Sqft:

Ttl Sqft: **1,312**

Lot Information

Lot Sz Ar: **6,232 sqft**

Lot Shape:

DOM

32

Layout

Beds: **4 (2 2)**

Baths: **3.5 (3 1)**

Style: **4 Level Split**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**

Park Feat: **220 Volt Wiring,Double Garage Detached,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Stone

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Double Oven,Dryer,Garage Control(s),Microwave,Washer,Window Coverings

Int Feat:

Central Vacuum,Granite Counters,Kitchen Island,No Smoking Home,Storage,Vaulted Ceiling(s),Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`11" x 12`9"	Kitchen	Main	13`4" x 12`9"
Living Room	Main	15`3" x 19`11"	3pc Ensuite bath	Second	8`8" x 8`0"
4pc Bathroom	Second	4`11" x 9`1"	Bedroom	Second	9`7" x 12`6"
Bedroom - Primary	Second	12`11" x 16`7"	2pc Bathroom	Lower	4`3" x 5`1"
Family Room	Lower	14`9" x 16`7"	Laundry	Lower	5`11" x 9`4"
4pc Bathroom	Lower	7`11" x 5`11"	Bedroom	Lower	10`5" x 10`10"
Bedroom	Lower	10`3" x 10`4"	Great Room	Lower	17`10" x 18`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4941HC

Remarks

Pub Rmks: **Incredible value in highly coveted WILDWOOD! Situated only seconds away from one of the most picturesque walking trails in Calgary; the Douglas Fir Trail overlooks the Bow River and features spectacular views of downtown. This 4 bedroom, 3.5 bathroom home is only 10 MINUTES TO DOWNTOWN! In addition to offering almost 2,500sf of living space this home boasts a stunning VAULTED ceiling, an OVERSIZED 22'x23' detached garage, plus a driveway, large gourmet kitchen and numerous designer touches throughout. Pride of ownership is evident the moment you pull up to the property. FURNACE & HOT WATER TANK were recently replaced; roof shingles, most windows, doors and high end window treatments were replaced/installed prior to purchase in 2013. The lower level is a versatile space, with 2 bedrooms, bathroom, family room and a wet bar with a full size fridge; an ideal private space for kids, teenagers, guests or even a parent looking to downsize. The incredible SW backing yard, functional floor plan and access to some of Calgary's best views must be witnessed to fully appreciate. Call your favourite Realtor® to book your private showing today!**

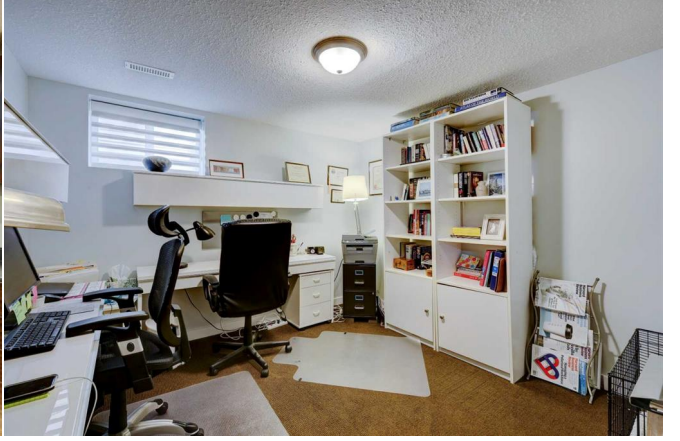
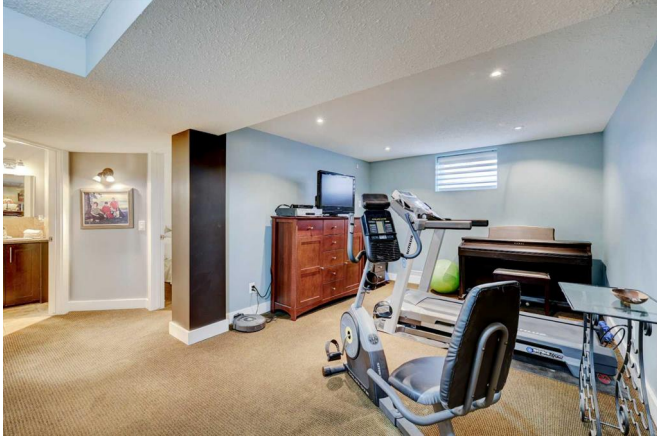
Inclusions: **Shed, garage shelving, electric fireplace, fridge in lower level, planters and pots in backyard.**

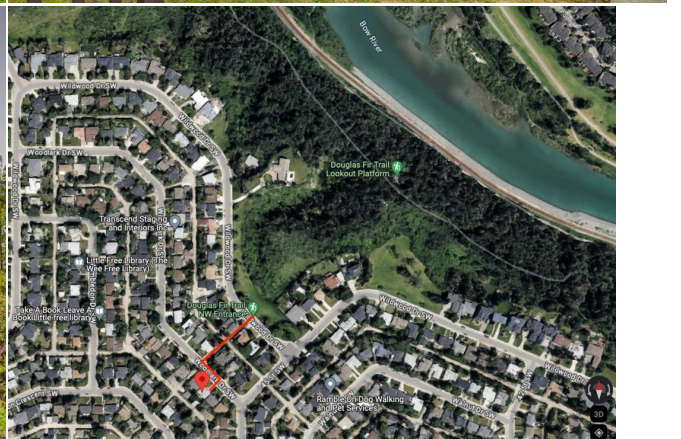
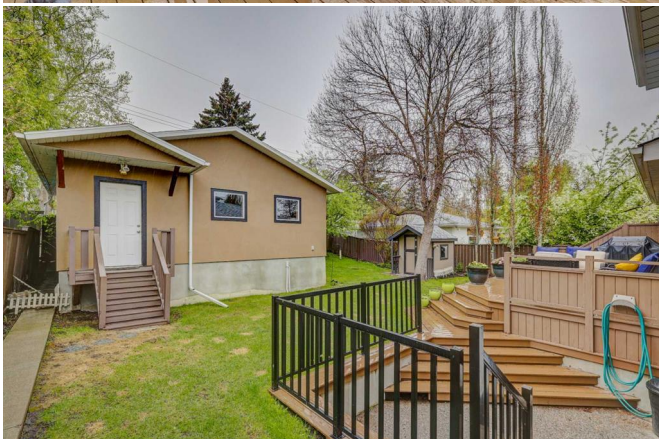
Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









11 Woodlark Dr SW, Calgary, AB

Main Floor Exterior Area 736.84 sq ft
Interior Area 993.30 sq ft



PREPARED: 2024/05/21



White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

11 Woodlark Dr SW, Calgary, AB

2nd Floor Exterior Area 575.38 sq ft
Interior Area 502.40 sq ft



PREPARED: 2024/05/21



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11 Woodlark Dr SW, Calgary, AB

Lower Level (Below Grade) Exterior Area 472.57 sq ft
Interior Area 388.87 sq ft
Excluded Area 73.27 sq ft



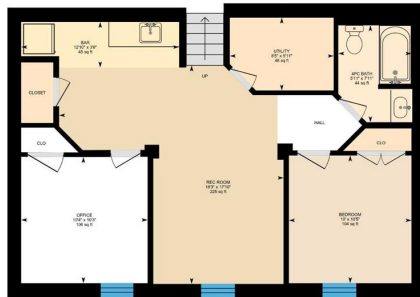
PREPARED: 2024/05/21



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Basement (Below Grade) Exterior Area 695.20 sq ft
Interior Area 545.71 sq ft
Excluded Area 745.33 sq ft



PREPARED: 2024/05/21



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