



THE
A-TEAM

**RE/MAX
FIRST**

96 WOODPATH Terrace, Calgary T2W 5Z6

MLS® #: **A2149412**

Area: **Woodbine**

Listing Date: **07/18/24**

List Price: **\$2,798,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**
Lot Information
Lot Sz Ar: **18,295 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,842**
Low Sqft:
Ttl Sqft: **3,842**

DOM

60
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **15**
Garage Sz: **3**

Access:

Lot Feat:

Backs on to Park/Green Space,Cul-De-Sac,Dog Run Fenced In,Greenbelt,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Pie Shaped Lot,Views Heated Garage,Insulated,Triple Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Dog Run,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	18`7" x 13`5"	Bedroom	Second	16`7" x 11`2"
Bedroom	Second	17`2" x 11`1"	Bedroom	Second	16`6" x 11`7"
Bedroom	Basement	17`0" x 18`0"	Bedroom	Basement	14`5" x 14`6"
Family Room	Main	16`6" x 20`6"	Kitchen	Main	16`7" x 21`2"
Living Room	Main	15`8" x 17`0"	Dining Room	Main	11`7" x 15`8"

Exercise Room
5pc Ensuite bath
5pc Bathroom

Second
Main
Second

17`6" x 18`7"
14`10" x 16`1"
12`1" x 6`5"

Game Room
2pc Bathroom
3pc Bathroom

Basement
Main
Basement

27`9" x 56`2"
6`3" x 8`5"
10`4" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8710013

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY SEPTEMBER 8, 1-3PM . Words like "rare" and "unique" are used too frequently...any number of the remarkable features of this home taken just on their own, would make for a rare and unique property. But take them together as a whole, and this home becomes truly incomparable. This sprawling ridge lot that spans nearly HALF AN ACRE, will afford you not just panoramic views, but 180 degree PANORAMIC SOUTH views of Fish Creek, graced with BOTH sunrise and sunset vistas. Your only dilemma will be where to watch them from, since the home is wrapped in a MASSIVE DECK on the main level and another private balcony connected to the master bedroom on the second level - but then again, you might prefer to watch them from the spa or the pool! The main deck is truly impressive and large enough to house a jetted spa, BBQ area, and three separate seating areas. The deck serves as the conduit to take you from the beautiful house, to the gorgeous custom in-ground, HEATED POOL which is gated by secure glass fencing. The lot is big enough to still have abundant space for the trampoline, dog run and play house for the kids. This property also boasts a huge driveway with parking for up to 12 vehicles, and a heated TRIPLE GARAGE with epoxy floors. Inside the over 6300 sqft (living space) home, the grand entranceway welcomes you with the stunning architecture of impressive rooflines and staircases, plus fantastic vistas of the lush valley below. The spectacular mainfloor master bedroom with fireplace (1 of 4 in the home) and retractable TV, affords views from your bedside and also grants access to the main deck and provides awe-inspiring views from the upper balcony (via the private staircase to the adjacent fitness area on the second floor). The bedroom features an impressive ensuite washroom and walk-in closet. All bedrooms on the 2nd floor provide fabulous views. Kitchen and family room with fireplace offer generous space and again, offer breathtaking views of the ravine. The capacious walk-up basement is the ideal man-cave, and grants enough space for any games that tickle your fancy. There is a large bedroom, another fireplace and an office or 2nd bedroom on this level as well. The mechanical rooms feature 3 furnaces (air conditioning attached to 2 of them) and a boiler for heated floors. We know we "had you at hello" with the views and the pool... but the feature list of this home is overwhelming, and truly too much to list in this space. Please reach out for more information, or better yet, come and experience this fabulous family home in person.

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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