



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 WOODLARK Drive, Calgary T3C3H6**

MLS®#: **A2155240**      Area: **Wildwood**      Listing Date: **08/08/24**      List Price: **\$974,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1957**  
Lot Information  
 Lot Sz Ar: **6,135 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,346**  
 Low Sqft:  
 Ttl Sqft: **1,346**

DOM

**42**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Double Garage Detached,Driveway,Garage Door Opener,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance,Rain Gutters**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Stone**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Beamed Ceilings,Central Vacuum,Closet Organizers,Granite Counters,No Smoking Home,Recessed Lighting,Separate Entrance,Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`5" x 8`11"
Living Room	Main	19`7" x 15`2"
4pc Bathroom	Upper	9`3" x 5`1"
Bedroom - Primary	Upper	15`10" x 13`2"
Laundry	Lower	9`7" x 6`1"
4pc Bathroom	Basement	6`2" x 8`0"
Bedroom	Basement	10`3" x 10`8"
Family Room	Basement	18`7" x 17`1"

Room	Level	Dimensions
Kitchen	Main	13`5" x 13`7"
3pc Ensuite bath	Upper	8`3" x 8`10"
Bedroom	Upper	12`8" x 9`11"
2pc Bathroom	Lower	5`4" x 4`5"
Game Room	Lower	16`8" x 15`1"
Other	Basement	13`3" x 4`1"
Bedroom	Basement	10`7" x 10`7"

Title: **Fee Simple**  
 Legal Desc: **4941HC**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to Wildwood! This 4-level split offers an unbeatable location on scenic Woodlark Drive, within a block of the ridge & Douglas Fir Trail leading to Edworthy Park. Enjoy stunning downtown Calgary & Bow River Valley views as you explore the community. This 4-bedroom, 3.5-bathroom home is a classic generational floor plan with separate entrance options, ideal for growing families, extended family, or your university student. The elegance of this home is notable the moment you enter. A spacious living room with beautiful gas fireplace & stone feature drawing your eyes to the vaulted ceiling & gorgeous wood beams. The home showcases site finished hardwood floors, travertine tile, and an open-concept layout. The chef's kitchen blends modern and rustic design, with smart storage, 2-tone cabinetry, stainless steel appliances including a double oven (gas hook up available), custom wood range hood, granite counters, a vegetable sink on the prep island and a raised breakfast bar. Entertaining is ideal with the large dining area and garden doors framing the lush backyard. Upstairs, the primary hosts a floor-to-ceiling closet system and a spa-like ensuite with oversized tiled shower, granite counter, & heated floor. The 2nd bedroom is versatile, suitable as a private bedroom (easily fits a queen or bunk beds) or home office and a well appointed 4-piece bath completes the level. The walkout level is bright and spacious offering private yard access, a family room with surround sound setup and french doors, a large laundry room, plus a 1/2 bath. The lower level offers that extended space you won't find in a two storey. With 2 additional bedrooms, a family/rec room, a wet bar with space for dining plus another 4-piece bath with heated floors, it is a very private self contained space. The south-facing backyard is an oasis with large cedar deck, mature trees, garden shed & an oversized (22'x23') double garage with 220V. Other important updates include: Furnace (2024), Hot Water Tank (2021), and in 2013 added were a new Roof, Central Air, interior and exterior doors, high end window coverings, and European locks. Wildwood is conveniently located 15 minutes from downtown and quick access to the mountains providing the perfect balance of city and nature. This timeless home is ready for new memories and continued enjoyment. Call your favourite Realtor for a private showing today.**

Inclusions: **Desk in basement bedroom, Electric Fireplace, Central Vacuum and Attachments**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











