



THE
A-TEAM

**RE/MAX
FIRST**

583 WOODPARK Crescent, Calgary T2W 2S1

MLS®#: **A2165798** Area: **Woodlands** Listing Date: **09/18/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **8,008 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,990**
 Low Sqft:
 Ttl Sqft: **1,990**

DOM

41
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Mid Efficiency,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Yard,Storage**
 Kitchen Appl: **Central Air Conditioner,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
 Int Feat: **Central Vacuum,No Smoking Home,Separate Entrance**
 Utilities:
 Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Carpet,Laminate,See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`4" x 6`4"	Living Room	Main	14`10" x 16`7"
Dining Room	Main	11`1" x 12`9"	Kitchen	Main	9`3" x 12`0"
Breakfast Nook	Main	9`9" x 12`0"	Office	Main	16`0" x 19`4"
Bedroom - Primary	Main	12`10" x 14`0"	Bedroom	Main	9`2" x 10`7"
Bedroom	Main	9`2" x 10`7"	Bedroom	Lower	9`0" x 11`3"
Bedroom	Lower	8`1" x 9`1"	Hobby Room	Lower	11`2" x 12`8"
Laundry	Lower	14`0" x 46`6"	3pc Ensuite bath	Main	4`6" x 8`5"

4pc Bathroom

Main

5`0" x 8`10"

4pc Bathroom
Legal/Tax/Financial

Lower

5`0" x 7`5"

Title:
Fee Simple
Legal Desc:

7610383

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this spacious 2000 sq. ft. bungalow with a separate entrance to the basement, featuring 5 bedrooms, 3 bathrooms, and a double attached garage. Originally a former show home, this bright and sunny bungalow boasts a large family room just off the garage entrance. The living room is filled with natural light and includes a modern gas fireplace, while the dining room is generously sized and the kitchen highly functional. A large nook, just a step down from the kitchen, provides a cozy spot for casual meals. All three bedrooms on the main floor are exceptionally spacious, with the master bedroom offering a large walk-in closet, a convenient in-suite laundry area, and a 3-piece ensuite bathroom. The lower level extends the living space with two additional bedrooms, a family room, a bathroom, a second kitchen, a laundry room, a workshop, office space, and a gym area. Outside, the large backyard is Pie Shaped which includes a deck, garden, and green space with no neighbors directly behind. The property comes equipped with central air conditioning, two gas furnaces, a gas hot water tank, central vacuum, in-ground sprinkler system, and a gas fireplace. Enjoy the fire pit and vegetable garden, perfect for outdoor living. Located just minutes from Fish Creek Park, schools, shopping, Southland Leisure Center, and quick access to the ring road, this home offers both convenience and comfort. There is no Sidewalk so no Snow Clearing Required. Come see it for yourself!

Inclusions:
Property Listed By:

NA
TREC The Real Estate Company

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









