



THE
A-TEAM

**RE/MAX
FIRST**

583 WOODPARK Crescent, Calgary T2W 2S1

MLS®#: **A2165798**

Area: **Woodlands**

Listing Date: **09/18/24**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 01-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,990**

Low Sqft:

Ttl Sqft: **1,990**

Lot Information

Lot Sz Ar: **8,008 sqft**

Lot Shape:

DOM

76

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**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
Int Feat: **Central Vacuum,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`4" x 6`4"
Dining Room	Main	11`1" x 12`9"
Breakfast Nook	Main	9`9" x 12`0"
Bedroom - Primary	Main	12`10" x 14`0"
Bedroom	Main	9`2" x 10`7"
Bedroom	Lower	8`1" x 9`1"
Laundry	Lower	14`0" x 46`6"

Room	Level	Dimensions
Living Room	Main	14`10" x 16`7"
Kitchen	Main	9`3" x 12`0"
Office	Main	16`0" x 19`4"
Bedroom	Main	9`2" x 10`7"
Bedroom	Lower	9`0" x 11`3"
Hobby Room	Lower	11`2" x 12`8"
3pc Ensuite bath	Main	4`6" x 8`5"

4pc Bathroom

Main

5`0" x 8`10"

4pc Bathroom

Lower

5`0" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7610383

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this spacious over 3500 sq. ft. including the basement 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









