



THE
A-TEAM

**RE/MAX
FIRST**

103 WOODPARK Place, Calgary T2W 2Y2

MLS® #: **A2176088**

Area: **Woodlands**

Listing Date: **10/30/24**

List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**
Lot Information
Lot Sz Ar: **6,522 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,530**
Low Sqft:
Ttl Sqft: **1,530**

DOM

22
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard, Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Landscaped, Many Trees**
Park Feat: **220 Volt Wiring, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Oversized, Workshop in Garage**

Utilities and Features

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

Construction: **Brick, Vinyl Siding**
Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator**
Int Feat: **Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`3" x 11`6"
Living Room	Main	11`6" x 18`11"
Bedroom	Main	11`11" x 12`1"
Mud Room	Main	3`6" x 7`2"
Family Room	Lower	12`9" x 22`6"
Laundry	Lower	6`6" x 13`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`0" x 11`0"
Bedroom - Primary	Main	15`0" x 17`4"
Bedroom	Main	9`2" x 9`8"
Bedroom	Lower	14`0" x 14`1"
Flex Space	Lower	7`11" x 13`3"
Storage	Lower	9`6" x 9`9"

Furnace/Utility Room	Lower	9`3" x 13`0"	4pc Bathroom	Main	5`6" x 7`7"
3pc Ensuite bath	Lower	4`11" x 7`6"	3pc Ensuite bath	Main	5`1" x 8`10"
4pc Bathroom	Lower	5`6" x 9`10"			
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	7610383
Remarks	

Pub Rmks:	<p>A RARE GEM is up for sale on a stunning CORNER LOT close to Canyon Meadows Golf Course. LUXURY RENOVATION OF A BUNGALOW. This property is located on one of the most desirable streets in the Woodlands neighbourhood and features four bedrooms plus a den, four full bathrooms with double master bathrooms, vaulted ceilings, a chef's kitchen, a large laundry room, and an over-sized double detached heated garage. Inside, you'll find a tastefully remodelled interior that skillfully blends design and utility. A sensation of "...This is it....THIS IS HOME..." is created by the open concept, neutral colour scheme, engineered white oak hardwood flooring, and thoughtfully positioned windows. The living room's electric fireplace and large bayed windows, which provide atmosphere and lovely focal points, encourage relaxation. Inspiration for cooking can be found in the stunning chef's kitchen. Full-height cabinets, classic subway tile and Quartz countertops, stainless steel appliances, a central island with seats, and a window to see the children playing in the backyard are all features of the kitchen. There are three large bedrooms on this level, two of which have luxurious ensuite bathrooms for the utmost solitude! A VERSATILE DEN that may be used as a gym, hobby, office, or play area is ideally located between ANOTHER LARGE BEDROOM with walk-in closet and another full bathroom. Completely finished, the lower level is ideal for socializing and relaxing. It has a large recreation area with plenty of space for movie and game evenings, as well as a wet bar for convenient drink and food refills. Remember to include a sizeable laundry room with counter space, storage, and an additional substantial storage room meet the demands of this household. The peaceful yard features mature trees, a large deck, a lower patio, a heated double garage, and additional driveway parking, providing plenty of opportunities to enjoy the great outdoors. This model home is located next to Fish Creek Park in a fantastic family-friendly neighbourhood that is brimming with parks, playgrounds, and walking and bicycling trails. What a wonderful community to live in! The only option is to move in immediately!</p>
Inclusions:	Tv Mounts (3), Door Key pads (2), Thermostat
Property Listed By:	eXp Realty

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











