



THE
A-TEAM

**RE/MAX
FIRST**

359 WOODPARK Court, Calgary T2W 6E6

MLS®#: **A2197106** Area: **Woodlands** Listing **02/27/25** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 25-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **4,854 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,097**
 Low Sqft:
 Ttl Sqft: **2,097**

DOM

40
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Garden,Landscaped,Pie Shaped Lot,Street Lighting**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Jetted Tub,Open Floorplan,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`11" x 13`6"
Dining Room	Main	16`4" x 10`1"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Upper	16`7" x 16`4"
Bedroom	Upper	11`6" x 8`11"
4pc Bathroom	Upper	7`10" x 4`11"
Bedroom	Basement	20`4" x 15`11"

Room	Level	Dimensions
Kitchen	Main	11`10" x 11`6"
Family Room	Main	15`4" x 11`11"
Laundry	Main	9`2" x 6`5"
4pc Ensuite bath	Upper	12`5" x 11`2"
Bedroom	Upper	11`6" x 8`9"
Game Room	Basement	20`11" x 17`2"
3pc Bathroom	Basement	10`0" x 7`4"

Furnace/Utility Room

Basement

21`0" x 18`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

9010839

Remarks

Pub Rmks:

Welcome to Your Dream Home in Woodbine! Tucked away in a quiet cul-de-sac, this stunning 4-bedroom, 3.5-bathroom, 2-storey split offers over 3,100 sqft of beautifully developed living space. From the moment you step inside, you'll be captivated by the soaring vaulted ceilings that bathe the living room in natural light, accentuating the rich hardwood floors and crisp, modern color palette. At the heart of the home, the kitchen is a chef's delight, featuring a central island, corner pantry, ample cabinetry, expansive counter space, and a skylight that fills the space with warmth. The formal dining room, framed by a charming bay window, provides the perfect setting for memorable gatherings, while French doors lead to an inviting deck—seamlessly blending indoor and outdoor living. Just off the kitchen, the cozy family room with a gas fireplace offers the perfect retreat for relaxation. The main floor is complete with a conveniently located laundry room and a stylish 2-piece powder room tucked away for guests. Upstairs, your private sanctuary awaits! The expansive primary suite is a true escape, featuring a spa-like ensuite with a jetted soaker tub, stand-alone shower, and a generous walk-in closet. Two additional well-appointed bedrooms with ample closet space and a beautifully updated 4-piece bathroom complete this level. The fully finished basement extends your living space with a huge recreation room—ideal for game nights, movie marathons, or a teenager's retreat. A fourth bedroom and another full 4-piece bath make this level perfect for guests or extended family, with plenty of extra storage to keep things organized. Outside, the south-facing backyard is a sun-drenched oasis! Enjoy your private deck while the pie-shaped lot offers a low-maintenance escape with mature trees and lush landscaping. For parking, the attached double garage plus a spacious driveway with room for two more vehicles ensures convenience. This exceptional home is steps from Fish Creek Park and close to top-rated schools, shopping, parks, and playgrounds—everything your family needs, right at your doorstep. A home of this calibre won't last long—schedule your showing today!

Inclusions:

Property Listed By:

None

Real Broker

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









