

# \$775,000 - 169 Woodpark Court Sw, Calgary

MLS® #A2253252

**\$775,000**

5 Bedroom, 4.00 Bathroom, 2,088 sqft

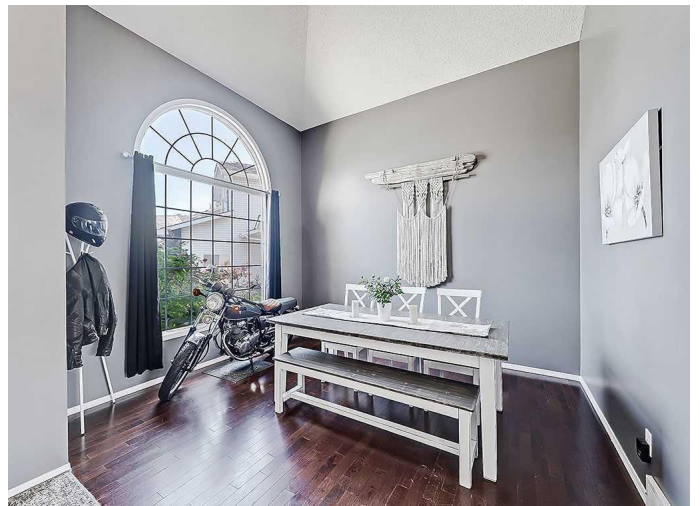
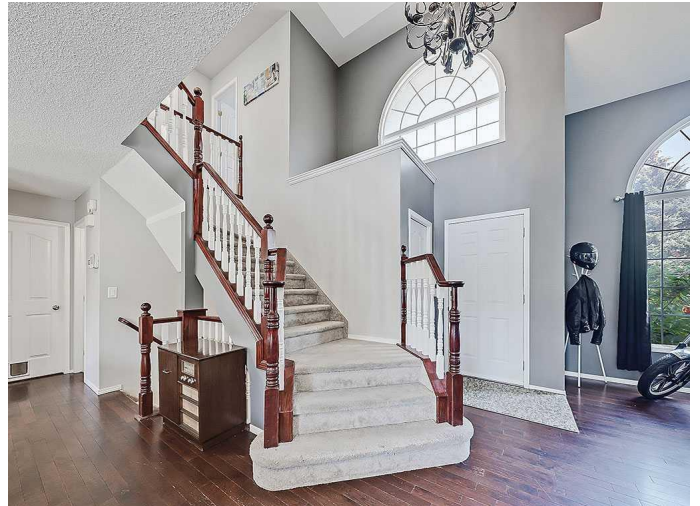
Residential on 0.12 Acres

Woodlands, Calgary, Alberta

\*OPEN HOUSE SATURDAY SEP 6,  
12:00-2:00PM\* Welcome to Woodlands!  
Here's an incredible opportunity to own a  
home that has so much to offer;  
FULLY-FINISHED top to bottom with nearly  
3000 sq/ft of living space, 4 bedrooms up with  
a 5th in the basement, 3.5 bathrooms and a  
dedicated office/den!

Located in a quiet cul-de-sac, where you'll  
rarely see a car drive by, this beautiful home  
was among the first of the era to offer a  
modern design with a layout that's  
refreshingly different from most others.

Step inside and you're greeted first with a  
view to a grand dining room with ceilings  
drawing your eyes up to 11 feet high. Next, the  
central living room presents itself with its  
fireplace book-ended by two huge windows  
filling the room with natural daylight and giving  
views to the backyard. To the left, the  
spacious galley kitchen is large enough to  
offer a central island and features crisp white  
cabinets with enough space to keep  
everything tucked away, along with the  
coveted pantry at the back. A cozy breakfast  
nook is where you'll likely enjoy those first  
sips of coffee while looking out onto the deck  
just steps away. Back through and just off the  
living room, the den is a real treat offering the  
flexibility to become an office, hobby room,  
kids play area, or games room as needed  
without feeling like it's cut off from the rest



of the home. A 2 pc bathroom is tucked away discretely on the way to the main floor laundry room which also gives access to the garage.

Take the steps to the upper level, where you'll find the primary retreat. This gorgeous space features a huge, BRIGHT, west-facing 17x14 bedroom, and a spacious L-shaped walk-in closet separating her affairs from his. The glamorous 5-pc ensuite has been completely remodelled and features a double vanity with quartz countertop, wainscoting, large format tiles, a glass-walled shower and a luxurious freestanding tub, all immersed with light from its SW exposure. Two more spacious bedrooms, and a smaller 3rd (perfect as a nursery or flex room) share a 4 pc bath and complete the upper level.

Make your way into the basement, and you'll be pleasantly surprised with how much space you'll find. An additional full living area offers a games/card space at the back and the large 5TH BEDROOM even has its own walk-in closet. Down the hall another full bathroom makes this level the perfect place for guests or the brooding teenager that really needs their own space, ok?

Outside, the PIE-SHAPED lot and custom deck offers the perfect balance between sitting space and grass, so you don't spend all summer time with lawn care, and the shed is perfect for keeping all the tools organized. The hot-tub (\$23,000 new) is 5 years old and is included - the perfect way to get through those frigid winter months! Located only minutes away from Fish Creek Park, and easily accessible to Stoney Trail/Ring Road, 14th St, Anderson, and Macleod Trail. Even Southcentre mall is only 5 minutes away! We can't wait for you to visit!

Built in 1995

## Essential Information

MLS® #	A2253252
Price	\$775,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,088
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	169 Woodpark Court Sw
Subdivision	Woodlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6E5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Cul-De-Sac, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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