

**315 Woodpark Court SW**  
**Calgary, Alberta****MLS # A2228217****\$899,999**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,466 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This beautifully renovated and meticulously maintained 5-bedroom, 3.5-bathroom home offers 3,235 square feet of total living space, finished to the highest standard throughout. Nestled in a peaceful cul-de-sac lined with mature trees and friendly neighbors, the property features two separate living areas, a formal dining room, and a bright breakfast nook, perfect for both everyday living and entertaining. Inside, the home showcases extensive upgrades including heated floors in the primary and basement bathrooms, new flooring throughout (including the basement), brand new kitchen and bathrooms, updated lighting, new doors, and custom designer wallpaper and paint. At the heart of the home is a stunning, brand new kitchen that's truly an entertainer's dream. Thoughtfully designed, it features sleek countertops, modern cabinetry, high-end finishes, and ample prep and storage space. Whether you're hosting a dinner party or enjoying a casual breakfast with the family, this kitchen is the perfect gathering space. Its open layout connects seamlessly with the surrounding living areas. Step outside to the huge back yard which has two decks to choose from to enjoy year round. The primary bedroom suite features a reading nook, designer curtains and a custom built closet system. Additional energy-efficient features such as R50 insulation in the attic provide year-round comfort and lower utility costs. The exterior is just as impressive, boasting a large backyard complete with a new deck and fencing, ideal for outdoor gatherings or quiet evenings. A new roof and basement egress windows add both peace of mind and long term value to the property. This home also benefits from an unbeatable location. It's within walking distance to Fish Creek Park and offers direct access to a network of community bike trails that connect to the larger city wide trail system.

Commuters will love the quick access to the Ring Road, and shopping trips are more convenient than ever with the new Costco just minutes away. Families will appreciate several recently updated playgrounds nearby, and everyone can enjoy a short stroll to Patisserie du Soleil, a beloved local bakery and coffee shop. With its thoughtful updates, spacious layout, and ideal location, this exceptional home truly offers the best of both luxury and lifestyle. It's a rare opportunity that must be seen to be fully appreciated. Don't miss this one!