



Welcome Home To

56 WOODLARK DRIVE SW



56 WOODLARK DR SW, CALGARY

MAIN LEVEL - 1193.71 Sq.ft. / 110.89 m²
 RMS TOTAL - 1193.71 Sq.ft. / 110.89 m²
 BASEMENT - 1186.87 Sq.ft. / 110.26 m²
 * DEVELOPED AREA - 905.66 Sq.ft / 84.13m²

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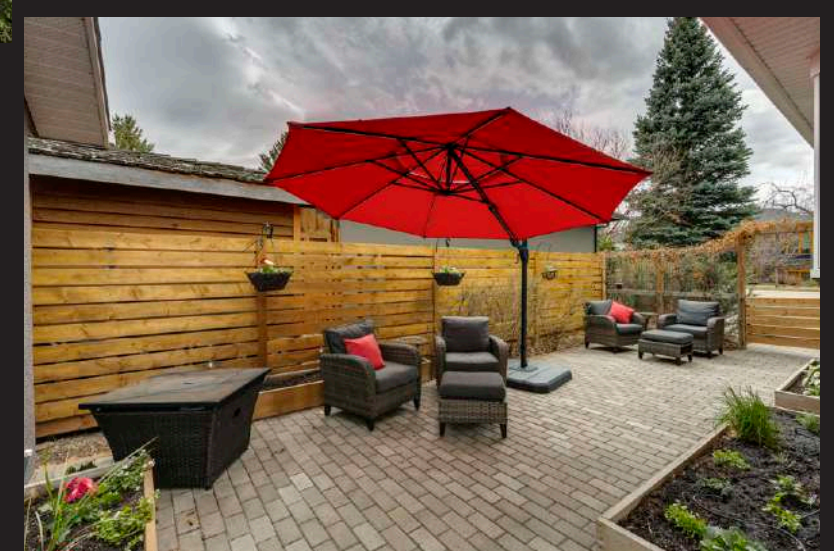
DETACHED SINGLE FAMILY
 *RECA RMS MEASUREMENTS TAKEN TO EXTERIOR OF FOUNDATION

BASEMENT

- 4 PC BATH
- UTILITY/LAUNDRY/STORAGE ROOM
- FLEX AREA 9'9" X 8'8"
- W.I.C.
- BEDROOM FOUR 14'0" X 10'3"
- REC ROOM 23'6" X 10'2"

MAIN LEVEL

- DECK 22'0" X 13'0"
- PATIO 29'0" X 11'6"
- PRIMARY BEDROOM 11'3" X 10'0"
- 4 PC BATH
- KITCHEN 10'2" X 9'7"
- DINING AREA 8'7" X 7'6"
- BEDROOM TWO 12'3" X 11'3"
- BEDROOM THREE 9'10" X 8'8"
- FOYER
- LIVING ROOM 15'2" X 13'4"
- ENTRY



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Associate

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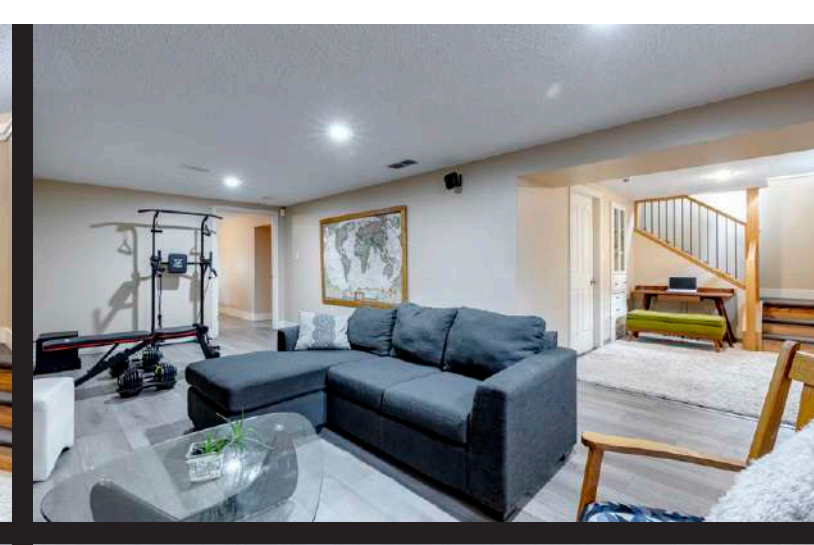
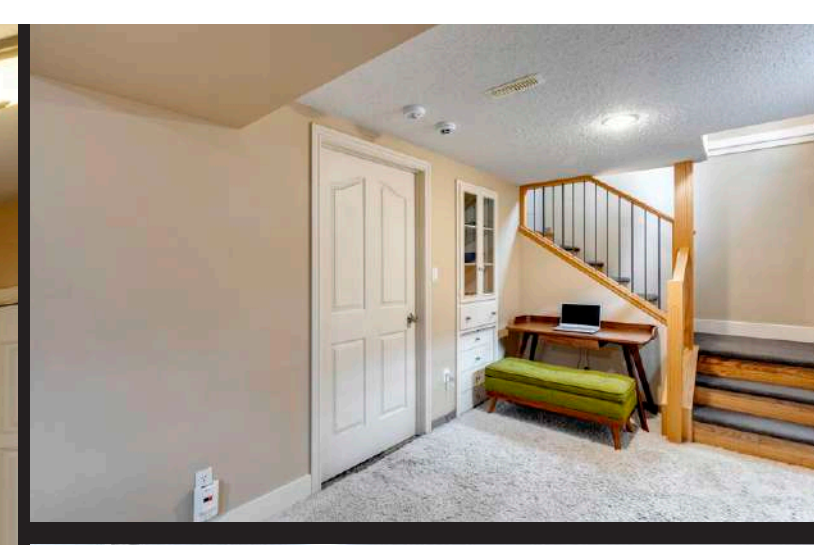
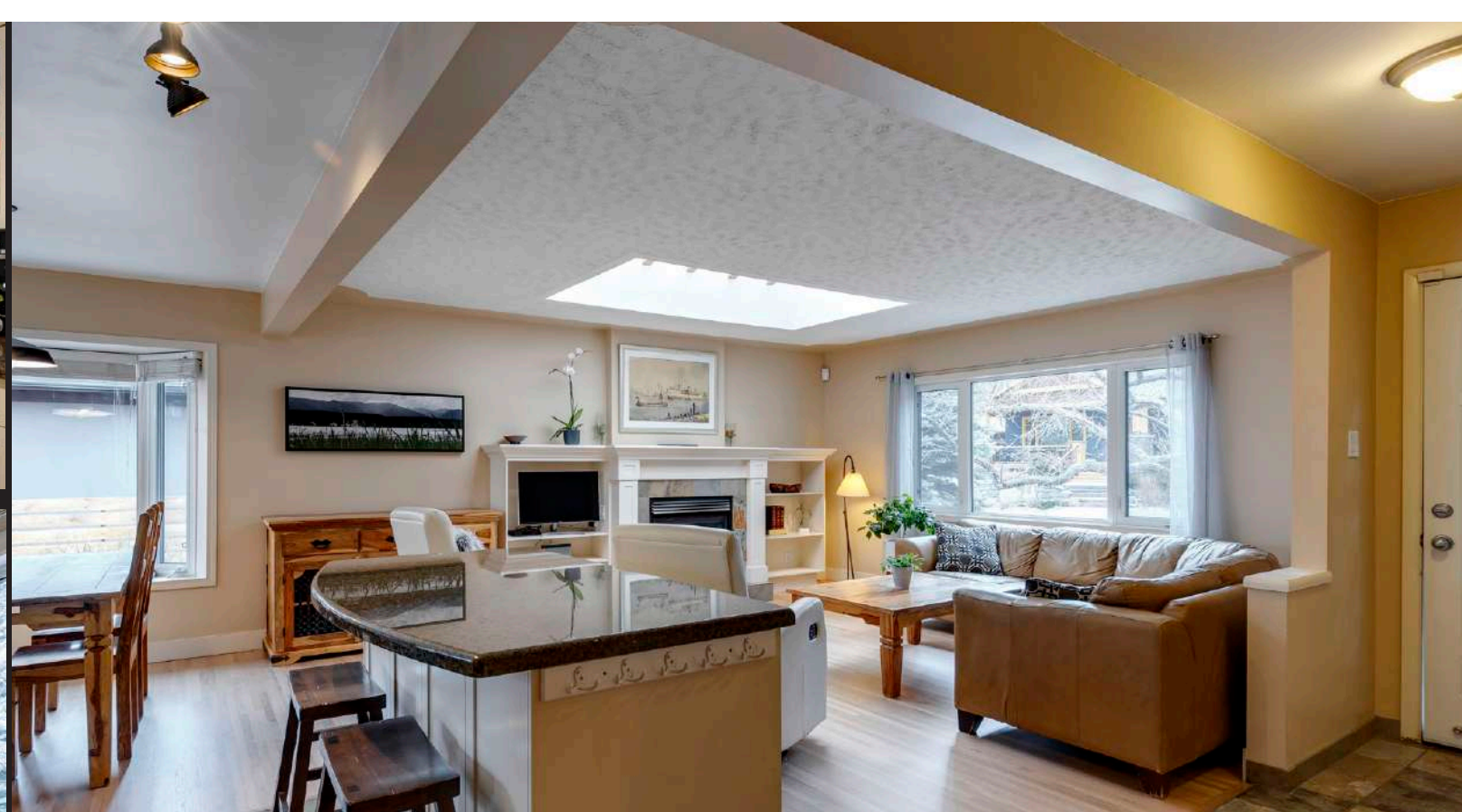
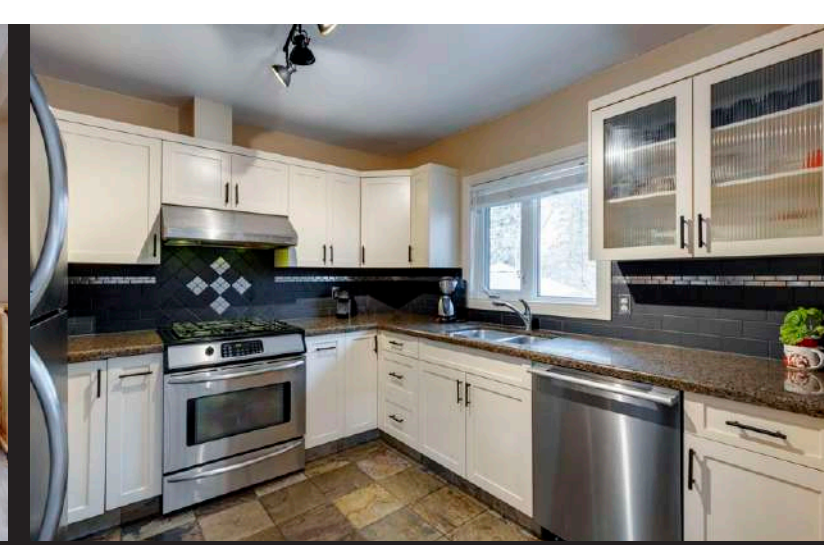
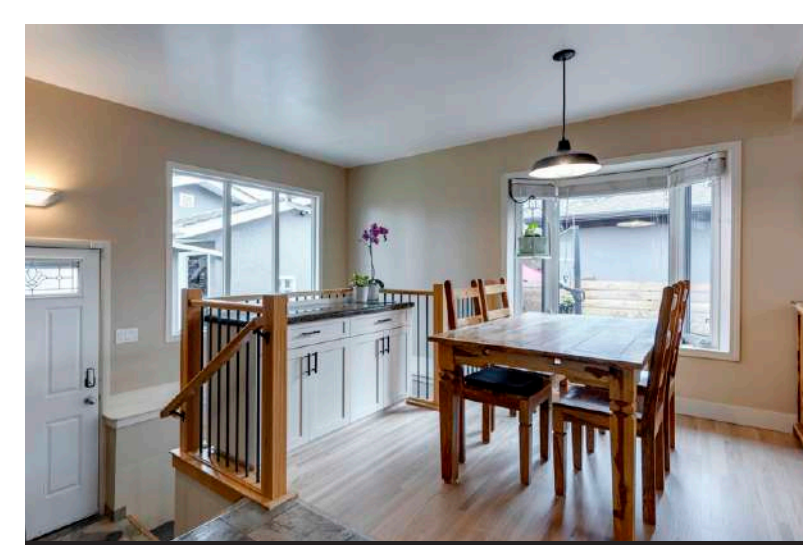
Top 1% Nationally

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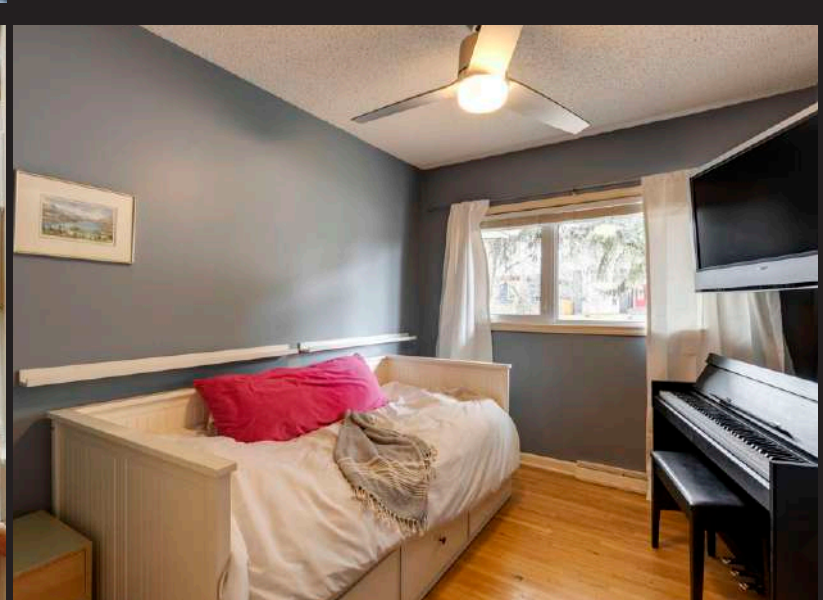
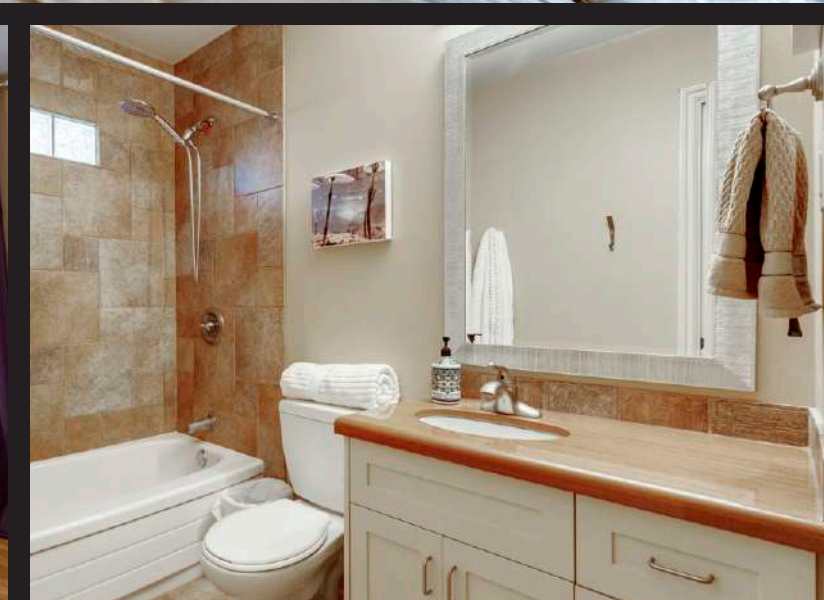
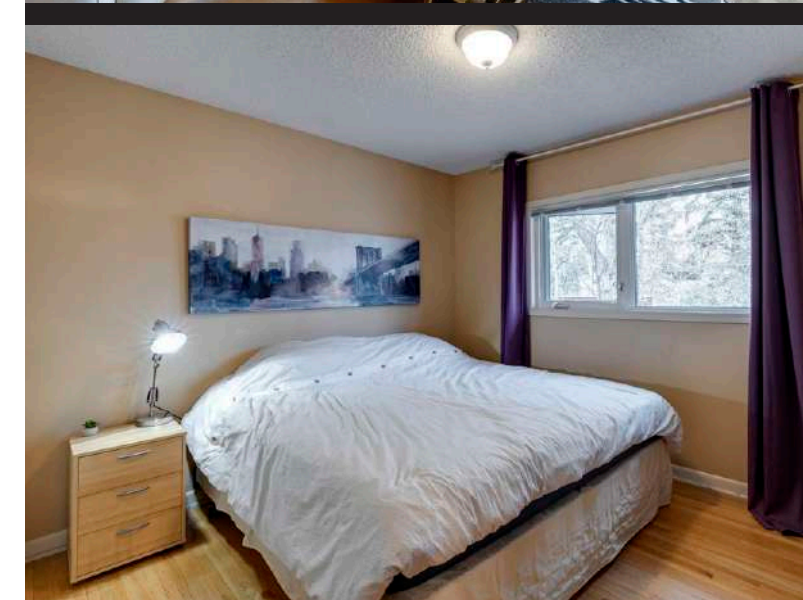
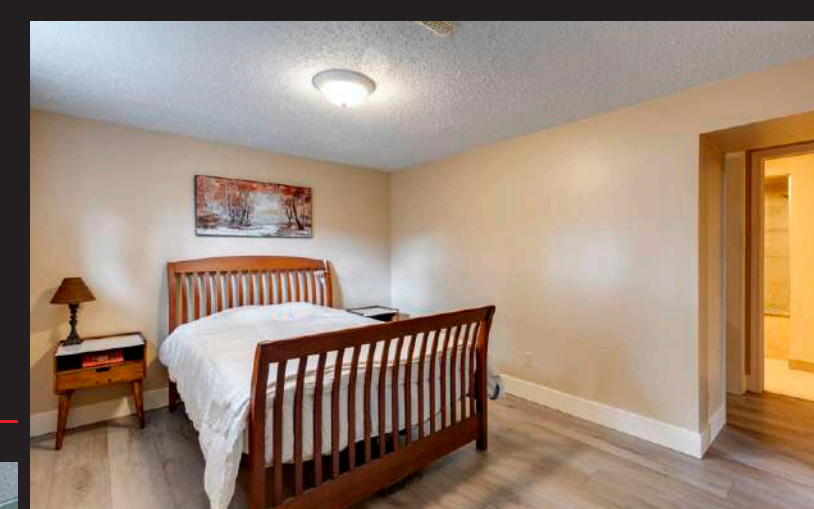
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Steps to Edworthy Park, the Bow River and Douglas Fir Trails! This home is located on a quiet street in Wildwood, a beautifully maintained 4 bedroom & 2 bathroom bungalow, situated on a 60'x100' lot. The living area on the main level offers large windows and a 4'x8' skylight, making the space bright and open. Enjoy the gas fireplace with built-in shelves and mantle. The kitchen has been finished with bright white cabinets, stainless steel appliances, gas stove and granite counters. A breakfast bar island and buffet in dining area provide extra storage and counter space. The large bay window with built-in bench allows for extra seating when entertaining! 3 bedrooms and a 4 pc bath complete the main level. The finished basement offers a large rec room and flex space, perfect for a family room and office space. There is a 4th bedroom on this level with large walk-in closet and ensuite with jetted tub and steam shower. Updates include: in-floor heating both bathrooms, 200 amp service to the house and new electrical panel (2020), smart home security system with doorbell cameras and WIFI thermostat. Enjoy comfortable outdoor living on this large south facing brick patio with raised irrigated garden beds and new east facing deck (2020). The oversized detached garage offers extra workspace, 220 wiring and gas fired radiant heater. The yard is fully fenced, perfect for your kids and pets! Close Shaganappi Point Golf Course and Westbrook Mall. Minutes to Downtown with easy access to Bow Tr SW and Sarcee Tr.



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MLS:	A1214237
Year Built:	1957
Subdivision:	Wildwood
Type:	House
Class:	Detached
Taxes:	\$5,032/2021
Size:	1,193.71 SqFt

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