



# 11 Woodlark Drive Calgary Alberta

\$974,900

Step into a world where elegance and charm come to life—photos simply cannot capture the true essence of this extraordinary home. From the moment you enter, you'll be captivated by the exquisite details and unique design that set this property apart. This is a home that must be experienced to be truly appreciated. Set in an unbeatable location on scenic Woodlark Drive, within a block of the ridge & Douglas Fir Trail leading to Edworthy Park. Enjoy stunning downtown Calgary & Bow River Valley views as you explore the community.

This 4-bedroom, 3.5-bathroom home is a classic generational floor plan with separate entrance options, ideal for growing families, extended family, or your university student. The elegance of this home is notable the moment you enter. A spacious living room with a beautiful gas fireplace & stone feature drawing your eyes to the vaulted ceiling & gorgeous wood beams. The home showcases site finished hardwood floors, travertine tile, and an open-concept layout. The chef's kitchen blends modern and rustic design, with smart storage, 2-tone cabinetry, stainless steel appliances including a double oven (gas hook up available), custom wood range hood, granite counters, a vegetable sink on the prep island and a raised breakfast bar. Entertaining is ideal with the large dining area and garden doors framing the lush backyard. Upstairs, the primary hosts a floor-to-ceiling closet system and a spa-like ensuite with oversized tiled shower, granite counter, & heated floor. The 2nd bedroom is versatile, suitable as a private bedroom (easily fits a queen or bunk beds) or home office and a well appointed 4-piece bath completes the level. The walkout level is bright and spacious offering private yard access, a family room with surround sound setup and french doors, a large laundry room, plus a 1/2 bath. The lower level offers that extended space you won't fi...

4pc Bathroom 1.88 M x 2.44 M  
 Other 4.04 M x 1.24 M  
 Bedroom 3.12 M x 3.25 M  
 Bedroom 3.23 M x 3.23 M  
 Family room 5.66 M x 5.21 M  
 2pc Bathroom 1.63 M x 1.35 M

Dining room 4.09 M x 2.72 M  
 Kitchen 4.09 M x 4.14 M  
 Living room 5.97 M x 4.62 M  
 3pc Bathroom 2.52 M x 2.69 M  
 4pc Bathroom 2.82 M x 1.55 M  
 Bedroom 3.86 M x 3.02 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.myhomemycalgary.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Laundry room 2.92 M x 1.85 M

Primary Bedroom 4.83 M x 4.01 M

Recreational, Games room 5.08 M x 4.60 M