



# 11 Woodlark Drive Calgary Alberta

\$974,900

Welcome to Wildwood! This 4-level split offers 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 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 find in a two storey. With 2 additional bedrooms, a family/rec room, a wet bar with space for dining plus another 4-piece bath with heated floors, it is a very private self contained space. The south-facing backyard is an oasis with large cedar deck, mature trees, garden shed...

4pc Bathroom 6.17 Ft x 8.00 Ft

Other 13.25 Ft x 4.08 Ft

Bedroom 10.25 Ft x 10.67 Ft

Bedroom 10.58 Ft x 10.58 Ft

Family room 18.58 Ft x 17.08 Ft

2pc Bathroom 5.33 Ft x 4.42 Ft

Laundry room 9.58 Ft x 6.08 Ft

Recreational, Games room 16.67 Ft x 15.08 Ft

Dining room 13.42 Ft x 8.92 Ft

Kitchen 13.42 Ft x 13.58 Ft

Living room 19.58 Ft x 15.17 Ft

3pc Bathroom 8.25 Ft x 8.83 Ft

4pc Bathroom 9.25 Ft x 5.08 Ft

Bedroom 12.67 Ft x 9.92 Ft

Primary Bedroom 15.83 Ft x 13.17 Ft

Listing Presented By:



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