



## 96 Woodpath Terrace Calgary Alberta

\$2,798,000

Words like "rare" and "unique" are used too frequently...any number of the remarkable features of this home taken just on their own, would make this property rare and unique. But take them together as a whole, and this home becomes truly incomparable. This sprawling ridge lot that spans nearly HALF AN ACRE, will afford you not just panoramic views, but 180 degree PANORAMIC SOUTH views of Fish Creek, where you will be graced with BOTH sunrises and sunsets. Your only dilemma will be where to watch them from, since the home is wrapped in a MASSIVE DECK on the main level and another private balcony connected to the master bedroom on the second level - but then again, you might prefer to watch them from the spa or the pool! The main deck is truly impressive and large enough to house a jetted spa, BBQ area, and three separate seating areas. The deck serves as the conduit to take you from the beautiful house, to the gorgeous custom in-ground, HEATED POOL which is gated by secure glass fencing. The lot is big enough to still have abundant space for the trampoline, dog run, and play house for the kids. This property also boasts a huge driveway with parking for up to 12 vehicles, and a heated TRIPLE GARAGE with epoxy floors. Inside the over 6300 sqft (living space) home, the grand entranceway welcomes you with the stunning architecture of impressive rooflines and staircases, plus fantastic vistas of the lush valley below. The spectacular mainfloor master bedroom with fireplace (1 of 4 in the home) and retractable TV affords views from your bedside, and also grants access to the main deck and the awe-inspiring views from the upper balcony (via the private staircase to the adjacent fitness area on the second floor). The bedroom features an impressive ensuite washroom and walk-in closet. All bedrooms on the 2nd floor provide fabulous views. Kitchen and family room with fireplac...

Bedroom 16.58 Ft x 11.17 Ft

Bedroom 17.17 Ft x 11.08 Ft

Bedroom 16.50 Ft x 11.58 Ft

Exercise room 17.50 Ft x 18.58 Ft

5pc Bathroom 12.08 Ft x 6.42 Ft

Bedroom 17.00 Ft x 18.00 Ft

3pc Bathroom 10.33 Ft x 11.25 Ft

Primary Bedroom 18.58 Ft x 13.42 Ft

Family room 16.50 Ft x 20.50 Ft

Kitchen 16.58 Ft x 21.17 Ft

Living room 15.67 Ft x 17.00 Ft

Dining room 11.58 Ft x 15.67 Ft

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

Listing Presented By:



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Bedroom14.42 Ft x 14.50 Ft

5pc Bathroom14.83 Ft x 16.08 Ft

Recreational, Games room27.75 Ft x 56.17 Ft

2pc Bathroom6.25 Ft x 8.42 Ft