



## 55 Woodlark Drive Calgary Alberta

\$1,195,000

Move into this IMMACULATEDLY maintained home and enjoy the Wildwood lifestyle where hiking trails, bike paths and the riverside pathway system await you! This MOVE-IN-READY, 3 bedroom, 3 bathroom, 4- level-split family home of 2562 SF developed space is ONE BLOCK AWAY from the Douglas Fir Trail and a 5 minute commute to downtown. The discerning buyer will appreciate hardwood floors, scraped ceilings, recessed lighting, an abundance of cabinetry with granite counter tops, discreet noise reducing pocket doors including double French pocket doors in the office, views overlooking the mature trees, bay windows, 2 bedrooms up and one on the lower level, a wide open basement with room for yoga, workouts, and family fun, TWO FIREPLACES; one in the living room and one in the rec room. The backyard features a low-maintenance vinyl deck with built-in seating, pergola, planter boxes, concrete block patio, fully-fenced private backyard, second, smaller back deck with gas BBQ line, a HEATED DETACHED DOUBLE GARAGE with shelving, off of a wide back lane. All major maintenance has been done so you can enjoy this home for years to come! Wildwood is a friendly, family-oriented and active community with mature trees, parks, schools, shopping, offices and restaurants. Residents love living in Wildwood. You are going to love it here too! (id:6769)

Recreational, Games room 31.83 Ft x 9.92 Ft

Bedroom 14.75 Ft x 8.33 Ft

3pc Bathroom 5.83 Ft x 4.83 Ft

Family room 14.08 Ft x 15.33 Ft

Living room 16.50 Ft x 15.33 Ft

Den 10.25 Ft x 15.33 Ft

Dining room 10.75 Ft x 14.08 Ft

Kitchen 22.67 Ft x 11.33 Ft

Bedroom 12.83 Ft x 9.83 Ft

4pc Bathroom 4.92 Ft x 9.25 Ft

Primary Bedroom 12.92 Ft x 15.33 Ft

4pc Bathroom 8.50 Ft x 6.58 Ft

Listing Presented By:



Originally Listed by:  
STONEMERE REAL ESTATE  
SOLUTIONS

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca