

## 5 Woodmark Place SW Calgary, Alberta

MLS # A2304368



# \$789,900

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,230 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Straw, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Vaulted Ceiling(s)		

**Inclusions:** Refrigerator in garage

Welcome to this beautifully updated executive home offering over 2,230 sq ft of well-designed living space in the highly desirable community of Woodbine. With 4 bedrooms and 3.5 bathrooms, this home is perfectly suited for growing families. Step inside to soaring vaulted ceilings and a bright, inviting living and dining area finished with rich hardwood flooring, ideal for both everyday living and entertaining. The spacious kitchen is thoughtfully designed with newer appliances (cooktop 2026), brand-new vinyl plank flooring, and a sun-filled breakfast nook surrounded by windows. The main floor also features a warm and comfortable family room, perfect for relaxing evenings, complete with a beautiful gas fireplace, along with a built-in desk for work or study, a convenient 2-piece powder room, and a spacious laundry area. Upstairs, you'll find three generously sized bedrooms, including an inviting primary retreat complete with a walk-in closet and convenient ensuite featuring double sinks, a jetted tub, and separate shower. The upper 4-piece bathroom includes heated floors, adding everyday comfort for the whole family. The fully finished basement extends your living space with a large family room, newer carpeting (2021), a spacious fourth bedroom, and a 3-piece bathroom, ideal for guests, teens, or extended family. This home has been meticulously maintained and upgraded, including full Poly-B replacement with PEX, recent interior repainting, including ceilings (2026), triple-pane windows, air conditioning (upper level), water softener (2024), hot water tank anode replacement (2024), underground sprinklers, a composite deck, and the roof was replaced in the summer of 2022. Ideally located close to excellent amenities, schools, transportation, and just minutes from Fish Creek Park, this home offers the perfect balance of comfort, convenience, and lifestyle. This

home is a must see... schedule your showing today!