

# \$1,949,000 - 39 Woodlark Drive Sw, Calgary

MLS® #A2212472

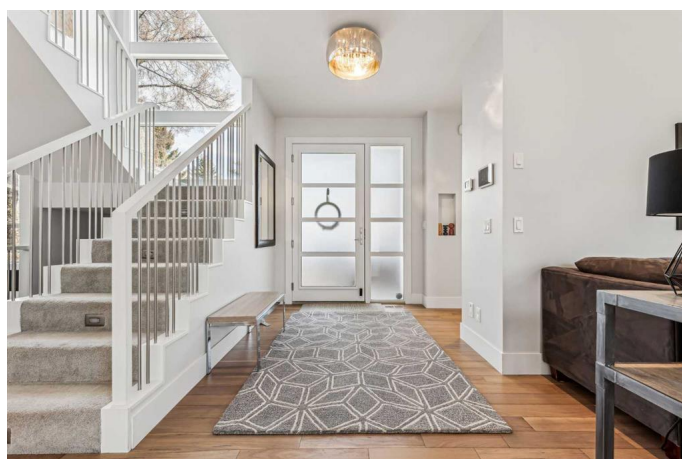
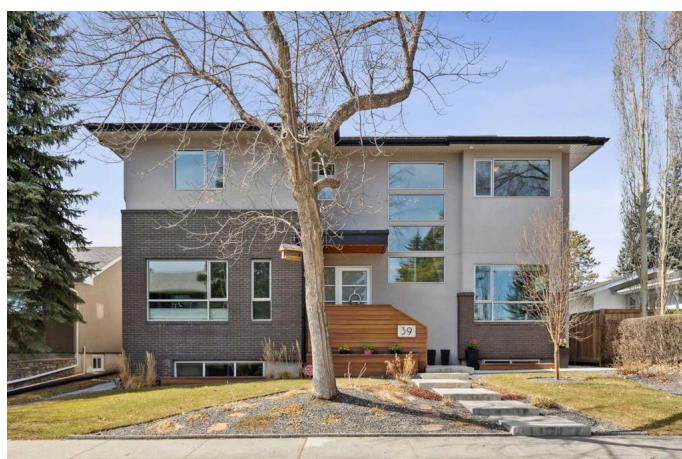
**\$1,949,000**

4 Bedroom, 4.00 Bathroom, 2,716 sqft

Residential on 0.13 Acres

Wildwood, Calgary, Alberta

In the heart of southwest Calgary, this stunning two-story residence exemplifies accentuated living with its exquisite design, modern amenities, and unparalleled location! As you enter, you are greeted by an open-concept layout beautifully adorned with engineered hardwood floors that exude elegance throughout the main level. Centrally featured is a impressive kitchen equipped with a spacious quartz island and countertops, perfect for entertaining family and friends. Complemented by stainless steel appliances, this gourmet kitchen caters to the needs of any culinary enthusiast. Adjacent to the kitchen, a cozy den offers a perfect space for work or relaxation, providing a thoughtful layout that suits contemporary living. The open concept living and dining areas of add to the ambiance of warmth with social vibrancy. Upstairs, you will find three generously sized bedrooms aligned for privacy. The marvelous master suite complete with a walk-in closet, 5 piece ensuite bathroom with separate vanities. An additional well-appointed bedroom is located in the finished basement, ensuring ample space for family or guests. The expansive finished basement features soaring 11-foot high ceilings, creating a lofty setting ideal for integrating a virtual golf simulator or transforming it into an entertainment haven. A separate flex room can be converted to a home gym. The attached garage conveniently flows into a thoughtfully designed mudroom, replete with ample storage solutions and



flooded with natural light, ensuring a seamless transition into your home. In addition to its luxurious features, this property embraces sustainability with 32 solar panels, significantly enhancing energy efficiency and providing a large portion of its electrical supply, perfectly aligning luxury with eco-friendly living. Imagine stepping into a spacious, private, tree-lined backyard designed for both lively gatherings and tranquil family moments!

Wildwood is a highly sought-after community known for its blend of nature and urban convenience. Residents enjoy access to stunning parks and scenic walking trails, making it an ideal location for outdoor enthusiasts. The neighborhood boasts excellent schools, vibrant local shops, and close proximity to the Bow River, providing endless opportunities for recreational activities. With its friendly atmosphere and family-centric vibe, Wildwood creates a welcoming environment for homeowners without the cookie cutter feel. Experience the epitome of luxurious living in one of Calgary's most desirable neighborhoods. Schedule your private showing today and discover all that 39 Woodlark Drive SW has to offer!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212472    |
| Price          | \$1,949,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,716       |
| Acres          | 0.13        |
| Year Built     | 2015        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 39 Woodlark Drive Sw |
| Subdivision | Wildwood             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3C 3H6              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Wired for Data |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Other, Water Softener  |
| Heating           | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Electric  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Awning(s), BBQ gas line, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Underground Sprinklers |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Concrete, Stucco, Wood Frame, ICFs (Insulated Concrete Forms)                            |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 17               |
| Zoning         | R-CG             |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.