

**115 Wood Oak Way SW
Calgary, Alberta**

MLS # A2213111



\$775,000

Division:	Woodlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,305 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Location, location, location! The perfect 3-bedroom bungalow in the heart of Woodlands—just steps to schools, parks, and Fish Creek. The main floor features a bright, spacious sunken living room with a wood-burning fireplace, large dining area, and an open kitchen with stainless steel appliances and granite countertops. There are three bedrooms on the main, including a large primary bedroom (with room for a King-size bed) with 3-piece ensuite, plus a full 4-piece main bath. The fully finished basement offers a large private family room, two additional bedrooms (require egress windows), an office/den, 3-piece bath, generous storage, and a large laundry room. Enjoy a west-facing backyard, double detached garage, and proximity to shopping, golf, transit, and major routes. Every inch of this home is thoughtfully utilized—move-in ready in one of Calgary's most established communities!