

# \$1,980,000 - 139 Woodacres Drive Sw, Calgary

MLS® #A2137090

**\$1,980,000**

5 Bedroom, 5.00 Bathroom, 3,611 sqft  
Residential on 0.23 Acres

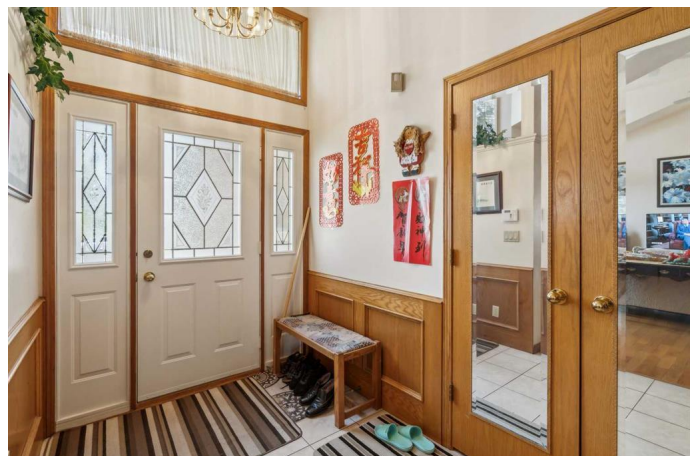
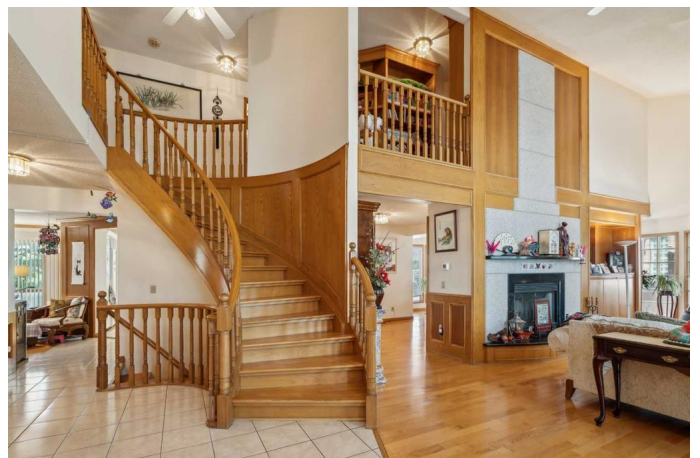
Woodbine, Calgary, Alberta

Price Reduced\*\*\*\*A rare opportunity on one of the Calgary's most preeminent residential streets located in the west side of the Fish Creek Provincial Park. This luxuriously built, bright, 5 bedrooms and 3.5 bath home has over 5000 sq ft of developed living space for various entertaining and family activities. The climate control for this home consists of 2 air conditioning units and 3 heating furnaces, with one dedicated heating furnace in the triple garage, to give this home a comfortable environment throughout the year. The kitchen and the formal dining area are connected to back deck overlooking the stunning valley view of the provincial park. The attached triple garage and the driveway offer plenty of parking stalls. The landscaped backyard, with beauty and functionality, is adjacent to the provincial park with easy access to the surrounding walkways to enjoy the spectacular views of the valley and the mountains.

Built in 1986

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2137090    |
| Price          | \$1,980,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,611       |



|            |             |
|------------|-------------|
| Acres      | 0.23        |
| Year Built | 1986        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 139 Woodacres Drive Sw |
| Subdivision | Woodbine               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W4V8                 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Recessed Lighting |
| Appliances        | Built-In Oven, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener  |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Secluded, Views |
| Roof              | Tile   |

|              |                         |
|--------------|-------------------------|
| Construction | Brick, Concrete, Stucco |
| Foundation   | Poured Concrete         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2024 |
| Days on Market | 310            |
| Zoning         | R-C1           |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Argos 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.