

# \$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

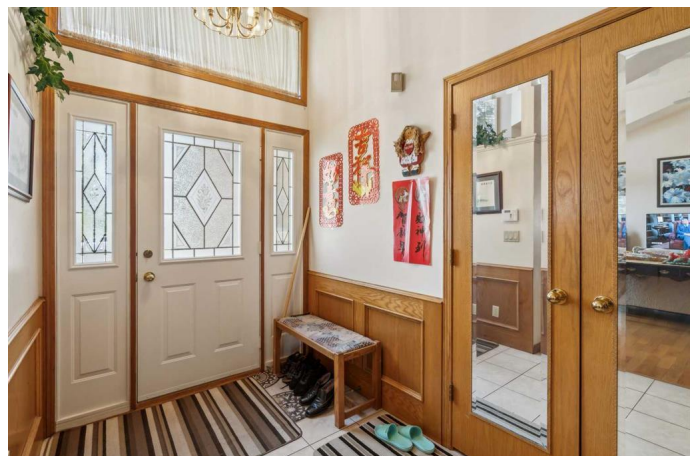
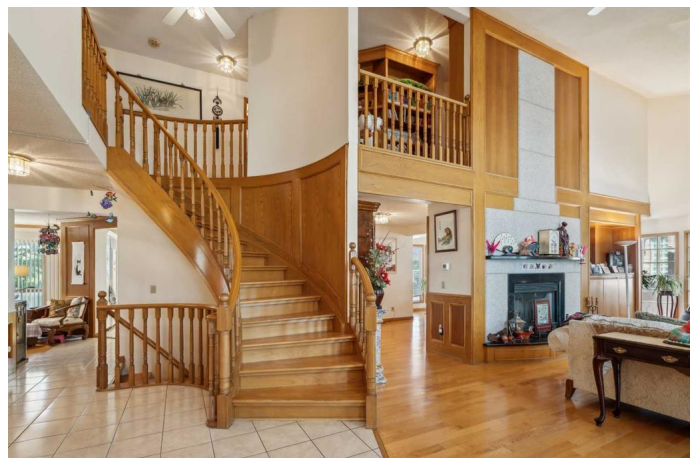
Woodbine, Calgary, Alberta

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	296
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.