

**16 Woodacres Drive SW  
Calgary, Alberta**

**MLS # A2281059**



# \$899,900

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,733 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, On Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Unit in Laundry, Shed

Rare opportunity in SW Calgary &mdash; 5 bedrooms above grade and 6 beds total!!!! Designed for BIG families, this spacious home offers an exceptional layout with five bedrooms upstairs, a fully finished lower level & unbeatable walkability to Woodbine School, athletic fields, playgrounds & parks &mdash; a combination rarely found. Ideally located just down the road from Fish Creek Park - one of Canada's largest urban parks = year-round recreational opportunities like walking, hiking, biking, fishing, swimming, wildlife viewing. Proximity to this park facilitates a lifestyle focused on nature, offering a quiet, scenic escape from busy lives! Quick access to Stoney Trail, Costco & everyday amenities, this is a neighbourhood families love for lifestyle & convenience! The bright main floor features HW flooring throughout. Lovely large FOYER with sitting area that doubles as storage. Front living area/dining area for those big family gatherings. Fully renovated WHITE kitchen with stone countertops, SS appliances, hood fan, Lovely Island with room for up to 5 stools! Lovely sunny area for plants. Great flow into the large family room with wood burning fireplace &mdash; perfect for daily life and keeping everyone connected. Door here leads you directly out to your deck! Beautiful EAST light fills the home with SUN in the morning! 2 piece bath & laundry on this level. Upstairs includes all 5 bedrooms on ONE level. One used as office now. Bedroom at top of stairs - large enough to be a BONUS room as well! Generous primary retreat with vaulted ceilings & 5 piece ensuite with private toilet closet. HUGE walk in closet. The fully finished basement adds flexibility with a large rec room, fireplace, wet bar, full RENOVATED bath, sixth bedroom (window not egress) & TONS of storage! Two fireplaces, good sized rooms & multiple living spaces - make this a home built to grow with your

family. Windows new in 2014 (top 2 levels), Roof new shingles in 2018, Furnaces (2) original but serviced regularly, 2 HWT (2025, 2022). NO poly B. AC. Kitchen reno completed in 2020 - all new appliances. Woodbine offers SO much. Shops and more schools in area, amenities, fun places to dine, soccer fields and hockey rinks and even riding stables. 24 min drive downtown and 35 min drive to the airport. Head to the mountains in under an hour. What are you waiting for? Call today and book your showing!