

\$739,900 - 32 Woodacres Place Sw, Calgary

MLS® #A2112374

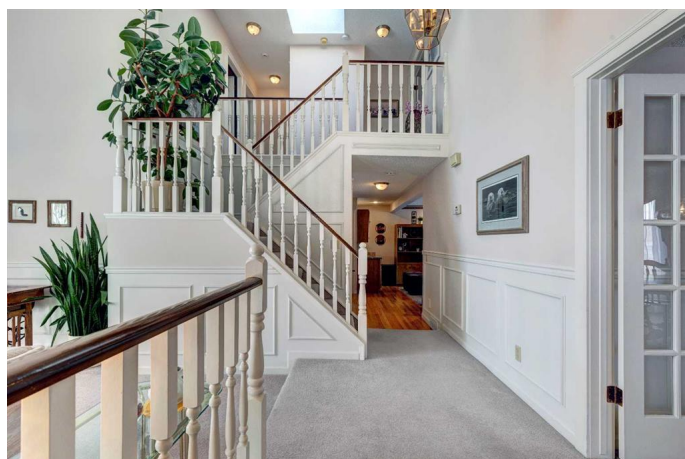
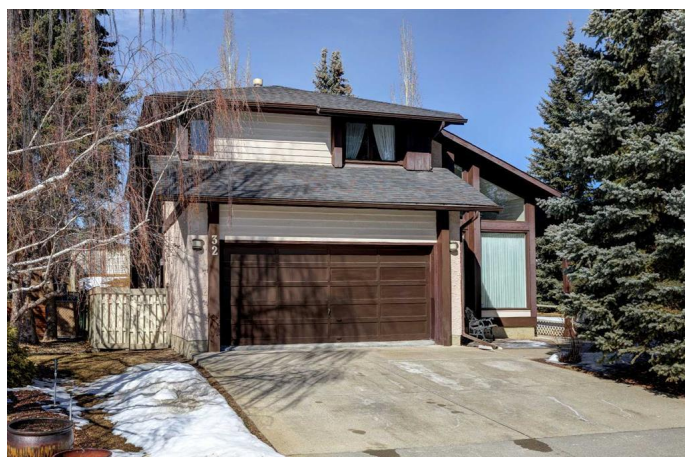
\$739,900

3 Bedroom, 3.00 Bathroom, 2,390 sqft

Residential on 0.22 Acres

Woodbine, Calgary, Alberta

An opportunity to own a very well kept, bright home in the sought after community of Woodbine. The home is situated on a quiet cul de sac with an oversized lot (approx. 10,000 sq. ft.) and very close to shopping, Fish Creek and the Southwest Ring Road. The condition of other homes on the street reflects pride of ownership of residents on this cul de sac. When you enter this bright, spacious home, you are greeted with a very practical and appealing layout including towering, vaulted ceilings in the separate living room, an oversized formal dining room with French doors ideal for entertaining, a spacious kitchen with breakfast nook facing a family room with fireplace and wet bar. The family room leads to a beautiful, private backyard with extensive professional custom landscaping. Much of the main floor contains lots of appealing white feature panelling on the walls. The kitchen has newer granite and backsplash, island and loads of counter space and storage with hardwood floors. A two-piece bath and laundry area complete the main floor. The upper floor has an oversized primary bedroom with very large ensuite and spacious walk-in closet as well as 2 other bedrooms. Both the main floor 2 piece and upper 4-piece bathrooms have received recent renovations. Some other features of note include a newer 50-year warranty, hail resistant asphalt roof with heat cables to ensure no snow build up, heated garage, commercial grade vacu flow system, 50 % new windowpanes, new eavestroughs,



sprinkler system in back yard and more. This is a great family home in a great location and must see if you are looking with a spacious, well maintained family home to give your personalized treatment to.

Built in 1981

Essential Information

MLS® #	A2112374
Price	\$739,900
Sold Price	\$810,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,390
Acres	0.22
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Woodacres Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4W1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front, Off Street

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
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Appliances	Built-In Oven, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 17th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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