

\$774,900 - 19 Woodacres Drive Sw, Calgary

MLS® #A2112791

\$774,900

3 Bedroom, 3.00 Bathroom, 1,988 sqft

Residential on 0.17 Acres

Woodbine, Calgary, Alberta

UNBEATABLE LOCATION ONE BLOCK TO FISH CREEK PARK!!! MASSIVE LOT/YARD A GARDENER'S DREAM WITH RAISED GARDEN BEDS, GAZEBO AND BEAUTIFUL EXPOSED AGGREGATE PATIO COMPLETE WITH FIRE PIT!! Rarely do homes come up on this highly sought-after street in Woodbine! FEEL THE OPEN FLOW FROM THE MOMENT YOU STEP INTO THIS ALMOST 2000 SQ FT HOME WITH SOARING SKYLIGHTS AND LOADS OF LIGHT STREAMING IN!! RECENT UPGRADES INCLUDE A NEW ASPHALT ROOF (2023) SKYLIGHTS (2023) NEW LUXURY VINYL PLANK (2022), NEW PAINT (2022) NEW CARPET (2022). The kitchen boasts granite countertops and a HUGE window overlooking this massive lot with raised garden beds, fruit trees and private nature. NO ROAD NOISE HERE!!! The living room has a wood burning brick fireplace complete with built-in shelving and storage surrounding it - and the space is wide open in connection to the kitchen. The main floor uniquely has 3 SETS OF BAY WINDOWS MAKING IT FEEL LIKE YOU ARE LIVING OUTSIDE, and all windows on the main/upper levels are VINYL with up/down blinds. Enjoy even more space to entertain in the formal dining room or living room with bow window. Find a conveniently located den/office/bedroom right off the front entrance and enjoy CENTRAL AIR in the hot summer months. BONUS "MAIN FLOOR LAUNDRY with attached garage access and



separate side entrance making it the perfect mud room. The garage is 19'6" x 21'6" with high ceilings for optimum storage. Upstairs find an extremely large master bedroom with 5-piece ensuite and WALK-IN closet. Two more great size bedrooms both with LARGE WINDOWS share a 4-piece bath and overlook the serene yard and feel completely private. The FULL MULTI-LEVEL BASEMENT is insulated and unspoiled and creates endless potential for complete development at full height throughout. YOU WILL NEVER WANT TO LEAVE THIS QUIET BACK YARD. Whether it's the big trees, huge space, garden beds, the new gazebo for shelter or the massive exposed aggregate patio wrapping one side of the house there is plenty to enjoy. Gas line to the BBQ for entertaining or roast everything in your built-in firepit on the patio! Walk to FISH CREEK, BEBO GROVE, AMENITIES, WOODBINE ELEMENTARY SCHOOL. Public transit conveniently located nearby with easy access to Stony Trail and Buffalo Run. This home has it all and in a prime location waiting for your finishing touch!

Built in 1981

Essential Information

MLS® #	A2112791
Price	\$774,900
Sold Price	\$801,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,988
Acres	0.17
Year Built	1981
Type	Residential

Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	19 Woodacres Drive Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4V7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Interlocking Driveway

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Glass Doors, Living Room, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Gazebo, Garden, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 11th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office First Place Realty

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