



THE
A-TEAM

**RE/MAX
FIRST**

139 WOODACRES Drive, Calgary T2W4V8

MLS®#: **A2137090**

Area: **Woodbine**

Listing Date: **06/02/24**

List Price: **\$1,980,000**

Status: **Active**

County: **Calgary**

Change: **-\$219k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **3,610**

Low Sqft:

Ttl Sqft: **3,610**

Lot Information

Lot Sz Ar: **10,032 sqft**

Lot Shape:

DOM

118

Layout

Beds: **5 (5)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Garden,No Neighbours Behind,Landscaped,Secluded,Views**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Tile**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Brick,Concrete,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	24`3" x 12`9"
Living Room	Main	24`11" x 17`10"
Family Room	Main	15`2" x 14`5"
2pc Bathroom	Main	4`11" x 4`5"
Bedroom - Primary	Second	16`11" x 13`11"
Bedroom	Second	12`6" x 10`5"

Room	Level	Dimensions
Dining Room	Main	23`3" x 13`4"
Office	Main	8`11" x 8`11"
Foyer	Main	12`7" x 5`11"
Laundry	Main	8`7" x 8`0"
Bedroom	Second	14`10" x 13`4"
Bedroom	Second	14`8" x 10`3"

Bedroom	Second	13`9" x 11`3"	4pc Bathroom	Second	7`11" x 4`11"
4pc Bathroom	Second	10`8" x 4`11"	4pc Ensuite bath	Second	14`1" x 9`5"
Hobby Room	Lower	29`3" x 14`0"	Game Room	Lower	31`2" x 10`0"
Furnace/Utility Room	Lower	13`11" x 10`4"	Media Room	Lower	23`4" x 14`5"
Storage	Lower	13`10" x 9`6"	Storage	Lower	10`11" x 4`5"
Storage	Lower	8`2" x 7`5"	4pc Bathroom	Basement	7`10" x 4`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **8510845**

Remarks

Pub Rmks: **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.**

Inclusions: **Window coverings, a/c units, dishwasher (as-is), tool shed**
 Property Listed By: **Century 21 Argos Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123