



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**

DOM

**244**  
Layout  
Beds: **5 (5 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Lot Information

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

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

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

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

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8510845**

Zoning: **R-C1**

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**

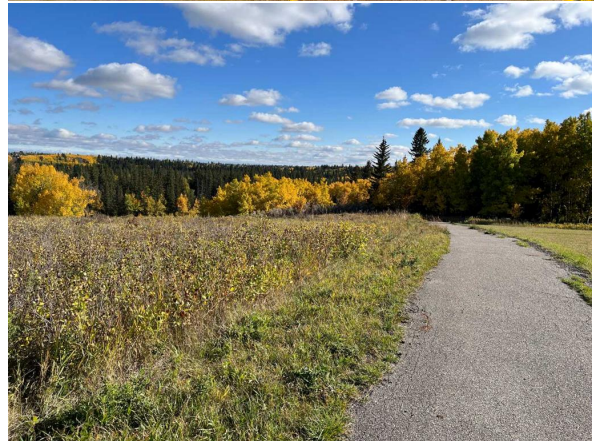
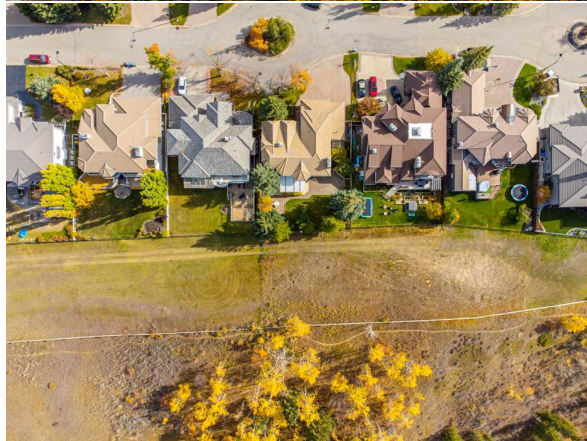
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

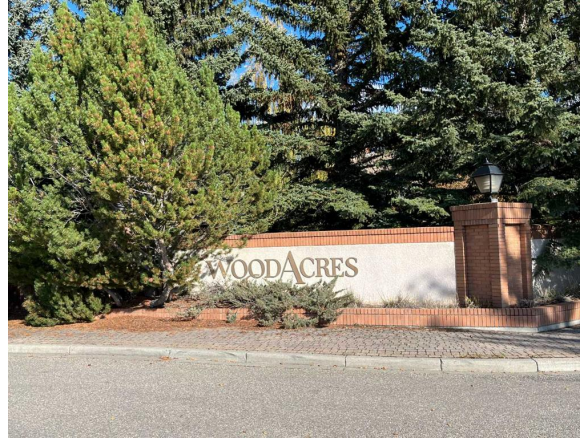














**05.27.2024 - 139 WOODACRES DR SW**  
 MAIN 13,63.81 SQ.FT 179.63 M<sup>2</sup>  
 UPPER 1,076.90 SQ.FT 158.78 M<sup>2</sup>  
 BASEMENT 1,608.42 SQ.FT 197.78 M<sup>2</sup>  
 RMS AREA 5,610.71 SQ.FT 332.43 M<sup>2</sup>  
 TOTAL AREA 5,309.13 SQ.FT 493.21 M<sup>2</sup>

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