



**3, 64 Woodacres Crescent SW
Calgary, Alberta**

MLS # A2291873



\$465,000

Division:	Woodbine		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,355 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landsc...		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 706
Basement:	Full	LLD:	-
Exterior:	Composite Siding, See Remarks	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, No Smoking Home, Vinyl Windows		

Inclusions: Portable BBQ, Mounted TV in 2nd bedroom

Welcome to this spacious, updated townhome located on Fish Creek Park. Woodacres is a desirable condo complex with 23 residences in exclusive Woodacres in Woodbine. Plenty of natural light floods the beautifully renovated white kitchen with stainless steel appliances. The dining nook is located in this large space where patio doors invite you onto the newer cedar patio with portable bbq. Views from the living room with cozy fireplace make relaxing a dream. The second bedroom with den/flex area is housed on the next level with updated 4-piece bathroom (original 2 bedrooms were converted to 1). Quietly situated on the top floor is the oversized Primary Bedroom with 3-piece ensuite, large closet and two windows. Located in the lower level you will find a family room, 2-piece bathroom, utility room and storage. The single garage has direct access into the foyer. Storage unit and extra fridge included. Additionally, there is space for a second vehicle in the front driveway. Upgrades to this property include; kitchen, laminate flooring, windows, main bathroom and cedar deck. Hardy board siding, along with garage doors and outdoor lighting were also completed in the past few years. Bebo Gardens in Fish Creek Park is steps away. Easy access to shopping, schools and transportation. Quick possession available.