



**16, 64 Woodacres Crescent SW  
Calgary, Alberta**

**MLS # A2293286**



**\$450,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 706
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-CG d25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to Woodacres and peaceful living on the ravine of Fish Creek Park with all that nature has to offer. This 3-bedroom, 2.5-bathroom home, with attached garage, has all the room you need. Upon entering the home, you are greeted by a good-sized foyer, from there, up to the kitchen with island and a generous amount of cupboards and counter space. Attached is the dining area with access to your large backyard patio. The living room is a generous size and has a corner fireplace and a large triple paned window looking out onto the ravine. The next level has two additional bedrooms and a 4-piece bathroom. The top level is dedicated to your primary bedroom, which can easily accommodate a king-sized bed and dressers, and a fully renovated 3-piece ensuite. The basement is fully finished with recreation room, 2-piece bathroom and a utility area. Updates done over the past years: roof, Hardie board siding, hardwood flooring, windows, doors, garage door, ensuite and patio. The complex is located in a quiet corner of Woodbine, no busy roads here, with quick access to Stoney Trail, and located close to shopping, amenities and transit. Come have a look and Welcome Home!