



**88 Woodacres Drive SW
Calgary, Alberta**

MLS # A2296116



\$1,625,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,657 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Parquet, Stone, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sauna, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dumbwaiter, Fridge in lower wet bar		

Woodbine Estates - Experience elevated living in this spectacular estate home, perfectly positioned on an exceptional lot fronting and backing directly onto Fish Creek Park with uninterrupted natural surroundings and breathtaking Rocky Mountain views. Offering 4 bedrooms and 4 full bathrooms with an oversized heated double attached garage, this executive residence has over 5487 SF of developed living space. Step inside to a bright, expansive layout designed to impress, where oversized windows flood the home with natural light while showcasing spectacular views in every season. The recently renovated chef's kitchen features high-end Stainless steel appliances, quartz countertops, premium finishes, and a generous centre island—ideal for both everyday living and entertaining. A convenient dumbwaiter connects the kitchen to the walk-out level, complementing the adjacent wet bar and creating effortless hosting opportunities. The inviting family room, anchored by a striking two-way gas fireplace, flows into a main floor den—perfect for a home office or quiet retreat. A dramatic spiral staircase leads to the upper level, where the luxurious primary suite offers a spa-inspired 5-piece ensuite with a stand alone tub, oversized glass doored shower, and a spacious walk-in closet. Additional bedrooms are well-proportioned for family or guests, while a versatile loft provides space for crafts, reading, or an additional workspace. Enjoy year-round relaxation in the enclosed sunroom, perfectly positioned to capture stunning prairie sunsets over the mountains. The expansive rear deck and screened porch extend across the full width of the home, creating seamless indoor-outdoor living. The fully developed walk-out lower level is designed for both comfort and entertaining, featuring an additional bedroom, second wet

bar with dumbwaiter access, a large recreation room, family room with a second gas fireplace, a full 4-piece bath, dry sauna, and a private wine cellar. 2 central vacuums and a spacious laundry room complete the home. Step outside to experience true tranquility with direct access to scenic pathways, lush parkland, and abundant wildlife—right from your backyard. The fully landscaped yard is highlighted by raised plant/flower beds, gas firepit and a gazebo. Rarely does a property offer this combination of size, location, and breathtaking views. This is a truly remarkable opportunity to own a premier estate home in Woodbine Estates.