



**51 Woodacres Crescent SW
Calgary, Alberta**

MLS # A2298947



\$1,230,000

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|------------------|--|---------------|-------------------|
| Division: | Woodbine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,567 sq.ft. | Age: | 1985 (41 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversiz | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Environmental Reserve, Front Yard, Fruit Trees/Shrub(s), Landsc | | |

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|--------------------|--|-------------------|--------------|
| Heating: | Floor Furnace, Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | None |

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Lower Level: 4 Bar Stools, 4-Seat Home Theatre Seating, Wall Entertainment Centre, Speakers & Sound Surround Equipment. Games Room: All Pictures in games room, Pool Table + Accessories, Bar Height Table. TV Wall Mount in Lower Level Bedroom. Outdoor Clav Chiminea Wood Fire Pit. Rain barrel.

Welcome to this beautiful estate home located on a quiet crescent in the popular community of Woodbine. It fronts onto a scenic treed ravine, steps away from the walking paths in Fish Creek Park. This custom built home features 5 bedrooms, 3.5 bathrooms and a total of 3727 sq ft of living space. The windows throughout the home are spectacular! They have all been upgraded to triple pane (2023), with the exception of the decorative windows. The front foyer is stunning with its open staircase, hardwood floors, and stylish double front doors. The elegant living and dining rooms are bright and welcoming with their large windows and 20' vaulted ceilings. The updated kitchen is warm & inviting with a charming bay window above the sink, ceiling height wood cabinets, custom hood fan, granite countertops, large island with a prep sink, glass enclosed bar cabinet, a handy computer desk, great lighting and a flat painted ceiling. The impressive Kitchenaide appliance package includes both a gas stove & a built-in gas oven. The roomy breakfast nook has new sliding doors(2023) that open to the deck and a cool breakfast bar that overlooks the family room. The Chicago Brick fireplace is a highlight in the comfortable family room. A bedroom/den, half bath and a laundry room with cabinets and a sink complete the main floor. The landing on the upper level is bright and open with a built-in hutch with display shelving and cabinets for storage. The luxurious primary bedroom is a peaceful retreat with a lovely gas fireplace and a large walk-in closet with built-in shelving and drawers. A light-filled ensuite has a double vanity, large soaker bathtub and a separate shower. Two more spacious bedrooms and a 4-pc bathroom complete the upper level. The finished basement is carpeted and is a wonderful place to relax or entertain family and friends. Watch movies in the 4-seat theatre chairs, play

pool, or sit at the custom bar watching your favourite sports programs. A 5th bedroom/den and another 4 pc bathroom are also located on the lower level. An attached oversized double garage, a professionally landscaped large pie lot with mature trees and shrubs, a stone patio, and a deck with a gas hookup for your BBQ, sprinkler system and a water softener add to the enjoyment of this wonderful home. Three minutes to Bebo Grove (Parking lot, picnic area & hiking trails in Fish Creek Provincial Park). Close to shopping & schools. Excellent transit & easy access to all 4 quadrants of the city. Come for a visit and you'll instantly feel at home!