



**139 Woodacres Drive SW
Calgary, Alberta**

MLS # A2137090



\$2,399,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,611 sq.ft.	Age:	1986 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: 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)

Inclusions: Window coverings, a/c units, dishwasher (as-is), tool shed

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.