



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**15, 64 Woodacres Crescent SW
Calgary, Alberta**

MLS # A2190141



\$549,900

Division:	Woodbine		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,273 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 683
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Kitchen Island, Primary Downstairs, Recessed Lighting		

Inclusions: Security safe, 2nd Fridge in kitchen, 2nd Built-in oven

Make this home with this substantially renovated and remodeled townhome in a serene location, just steps from Fishcreek Park! It doesn't get much better for location if you want nature at your doorstep! This extensively remodeled and renovated end unit townhome faces a quiet greenspace that leads to beautiful Fish Creek Park. With a total of 1611 square feet of developed living space and an oversized single attached garage, this home has plenty to offer! Recent updates include windows, freshly painted ceilings and walls, all baseboard and casing trim work, new doors, Hardie Board/Brick exterior, and newly installed Red Oak Hardwood floors throughout. The custom-designed kitchen (Thomasville Cabinets and water filtration system) is a chef's dream with plenty of counter space and storage, along with custom Dekton countertops and 2 color-matched fridge/freezers. The stunning custom crown molding throughout the home will truly impress. Don't miss your opportunity to own this beautiful home in one of the nicest complexes in desirable Woodbine. Check out the AMAZING video. Book your showing today!