



**27 Woodacres Way SW
Calgary, Alberta**

MLS # A2295259



\$939,400

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,193 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows

Inclusions: N/A

Immaculate doesn't begin to describe it. If you've been waiting for a home where you don't have to renovate, repair, or second-guess anything, this is it. This property has been meticulously maintained and extensively updated, offering a level of care that is rarely seen. Offering almost 2,200 sq ft above grade, this home delivers both space and functionality with a layout that just works. You'll find a separate living room and family room, each with its own wood-burning fireplace, along with a dedicated dining area designed for real entertaining, not just show. The custom kitchen is the heart of the home, featuring handcrafted cabinetry, quartz countertops, a large island, and upgraded appliances, built for everyday use while still impressing when it matters. Upstairs, four full bedrooms provide the flexibility today's buyers are searching for. The primary suite stands out with a private west-facing balcony and a beautifully renovated spa-inspired 5-piece ensuite. This is where the value separates itself, the work has already been done. Major upgrades include metal clad vinyl windows, roof, kitchen, and bathrooms, representing a significant investment and eliminating the risk, cost, and stress of future renovations. Set on a large, private lot on a quiet street in the heart of Woodbine, this home is surrounded by mature trees and established properties. The west-facing backyard with a newer cedar deck creates the perfect setting for summer evenings. And the location is hard to beat, just seconds to Fish Creek Provincial Park, offering endless pathways, nature, and outdoor living right outside your door. Clean homes are common. This level of care is not.