



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

75 Woodacres Crescent SW
Calgary, Alberta

MLS # A2303016



\$1,100,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,980 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: TV mounts, central vacuum system, water filtration system (kitchen), water softener, shed, existing window coverings, Keypads (Front Door, side door, garage door)

Tucked away in prestigious Woodbine Estates and just steps from Fish Creek Provincial Park, this beautifully updated home offers the perfect blend of luxury, comfort, and everyday functionality. 1,980 sq. ft. above grade plus an additional 568 sq. ft. of developed basement space, gives you 2,548 sq.ft of developed living space. With additional large storage area that you could build on. This extensively renovated turnkey property showcases high-quality finishes and thoughtful upgrades throughout. The stunning kitchen features premium appliances, soft-close cabinetry, quartz counters and elegant modern design. The spa-inspired bathrooms include heated floors in both the ensuite and upstairs bathroom, a heated towel rack and heated shower bench in the ensuite, and refined contemporary finishes, while new LVP flooring adds warmth and durability throughout the main level. Designed for both everyday living and entertaining, the home also features multiple fireplaces, a partially developed basement with custom built-ins and a cedar closet, smart storage solutions throughout, and convenient touches like keypad entry doors, a laundry chute, and a built-in charging station for upright vacuums. Outside, the professionally landscaped backyard creates a private retreat complete with a hot tub, privacy wall, exterior gas line, and exceptional curb appeal highlighted by timeless stucco, brick, and wood accents. With a heated triple attached garage wired for 220V, timeless design, and an unbeatable location near parks, pathways, schools, and amenities, this is a rare opportunity to own a meticulously maintained home in one of Calgary's most sought-after communities. A detailed list of upgrades, renovations, and improvements will be included in the supplements, as there are simply too many features to fully capture here.

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