



GRASSROOTS
REALTY GROUP

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15 Woodacres Way SW
Calgary, Alberta

MLS # A2336605



\$1,449,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,570 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Back Lane, F		

Heating:	Fireplace(s), 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:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	BBQ, hot tub & storage shed		

LUXURY LIVING IN A SERENE SETTING - this exquisite custom-built family home is nestled on a quiet street in one of Calgary's most desirable SW communities. This property is in a PRIME LOCATION, situated on a massive lot overlooking the city's most coveted backdrop, Fish Creek Park, and offers a total of 4,755 SF of thoughtfully designed living space. The 'WOW' factor greets you throughout this home, pride of ownership, attention to detail with flow & functionality that you will truly appreciate. Finished on all 3 levels, this home is complete with a total of 5 bedrooms, 4.5 baths, Bonus room and an oversized triple-car garage. The home has been impeccably maintained and boasts several upgrades in recent years, commencing in 2022; new roofing, triple-pane windows & exterior doors, new carpeting & water softener, in 2024; new high-efficiency furnace & hot water tank, gas fireplace inserts & balcony off the primary bedroom, and in 2025 the garage was completed with polyaspartic flooring. Over the past few years all kitchen appliances have been upgraded, and a beautiful basement renovation has also been completed. The main floor layout includes a spacious foyer with an impressive curved staircase, large living/dining room area, private den, separate family room w/cozy gas fireplace and a chef-inspired kitchen w/large island, granite countertops, and an abundance of full height cabinetry, designated coffee station and walk-in pantry. The second floor offers a huge primary bedroom w/spa-inspired ensuite featuring dual sinks w/granite countertops, walk-in shower & jetted tub. 3 additional bedrooms, spacious Bonus room and large 5-pc main bath complete the upper level. The renovated lower level features a spacious home theatre/games area w/built-in wet bar & gas fireplace, spacious guest bedroom, stunning 3-pc bathroom w/large walk-in

shower and a huge laundry room area. The private/heavily treed rear yard offers a beautiful garden, large deck and hot tub. Minutes from several area schools, playgrounds and shopping/grocery stores, as well as the vast hiking & bike trails throughout Fish Creek Park. Convenient access to Stoney Trail, downtown Calgary, and easy access for a weekend escape to the mountains. An absolute must see!