



GRASSROOTS
REALTY GROUP

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22, 64 Woodacres Crescent SW
Calgary, Alberta

MLS # A2347505



\$459,900

Division:	Woodbine		
Type:	Residential/Triplex		
Style:	5 Level Split		
Size:	1,336 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 748
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-CG d25
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: none

Location, Location, Location!! Unrivalled privacy meets ultimate nature-side living right in the city. Welcome to this premier townhouse, uniquely situated in the absolute last building within the condominium complex bordering Fish Creek Provincial Park. Offering a truly rare double-exposure to green space, this property backs directly onto the park while the front faces a serene, open green reserve—ensuring total seclusion, open skies, and a beautifully uncompromised feeling of space with no neighbors looking in. Step inside to a functional layout designed to frame the stunning landscape and bring in abundant natural light from almost every window. The kitchen offers a practical workspace that flows into a bright dining and living area. Cozy up in the winter months next to the wood-burning fireplace while watching deer and local wildlife graze just outside your window. This well-maintained property features 3 spacious bedrooms, including a peaceful master retreat complete with a lovely 3-piece ensuite. The fully finished basement adds excellent square footage with a large recreation room, an additional 2-piece bathroom, and a dedicated laundry/mechanical area. The attached garage provides plenty of handy storage space. Outside, step onto your sprawling, south-east facing extended deck to enjoy unobstructed views stretching right down the valley, or walk right off your property to access the park's endless walking and biking trails. Located in a premier, quiet community with effortless ring road access. This is a truly rare opportunity to own Calgary's ultimate parkside retreat.