



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

120 Woodacres Drive SW
Calgary, Alberta

MLS # A2351743



\$1,499,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,989 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Env		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Natural Woodwork, No Smoking Home, Pantry		

Inclusions: Hot-Tub

LOCATION, LOCATION, LOCATION. Discover an exceptional opportunity to own in Woodacres Estates, one of Calgary's most secluded and prestigious residential enclaves. This exclusive collection of just 21 estate residences offers an extraordinary combination of privacy, generous lot sizes, architectural distinction, and direct proximity to the natural beauty of Fish Creek Provincial Park. Situated on an expansive quarter-acre lot, this impressive 2 storey residence offers approximately 4,300 sq. ft. of living space, featuring five bedrooms and four-and-a-half bathrooms. With its substantial proportions, established surroundings, and coveted parkland setting, this property represents a compelling opportunity for discerning homeowners and investors seeking a distinctive asset in an established luxury community. The kitchen combines sophisticated design with everyday functionality, showcasing premium Bosch appliances, an induction cooktop, custom soft close cabinetry, granite countertops, and a built-in island wine refrigerator. Seamlessly connected to the outdoor living space, the kitchen opens onto an expansive mahogany deck overlooking the professionally landscaped grounds, an ideal setting for entertaining or enjoying peaceful evenings surrounded by nature. The upper level accommodates four generously proportioned bedrooms and beautifully updated bathrooms. The luxurious primary ensuite offers a private spa-inspired retreat, complete with heated travertine flooring, a deep soaker tub, granite double vanity, and an oversized shower equipped with body jets. Updated mechanical systems and plumbing provide additional comfort and peace of mind. What truly distinguishes this remarkable property is its irreplaceable setting. With Fish Creek Park virtually at your doorstep, residents enjoy immediate access to expansive green spaces, scenic pathways, and an

exceptional outdoor lifestyle, all while remaining approximately 20 minutes from downtown Calgary. For those who recognize the enduring appeal of prestigious locations, limited supply estate communities, and substantial urban properties, Woodacres Estates presents a rare opportunity to secure an exceptional residence in one of Calgary's hidden residential treasures. Exclusive location. Exceptional privacy. Timeless estate living.