



## 16 Woodacres Drive Calgary Alberta

\$899,900

Rare opportunity in SW Calgary -- 5 bedrooms above grade and 6 beds total!!!! Designed for BIG families, this spacious home offers an exceptional layout with five bedrooms upstairs, a fully finished lower level & unbeatable walkability to Woodbine School, athletic fields, playgrounds & parks -- a combination rarely found. Ideally located just down the road from Fish Creek Park - one of Canada's largest urban parks = year-round recreational opportunities like walking, hiking, biking, fishing, swimming, wildlife viewing. Proximity to this park facilitates a lifestyle focused on nature, offering a quiet, scenic escape from busy lives! Quick access to Stoney Trail, Costco & everyday amenities, this is a neighbourhood families love for lifestyle & convenience! The bright main floor features HW flooring throughout. Lovely large FOYER with sitting area that doubles as storage. Front living area/dining area for those big family gatherings. Fully renovated WHITE kitchen with stone countertops, SS appliances, hood fan, Lovely Island with room for up to 5 stools! Lovely sunny area for plants. Great flow into the large family room with wood burning fireplace -- perfect for daily life and keeping everyone connected. Door here leads you directly out to your deck! Beautiful EAST light fills the home with SUN in the morning! 2 piece bath & laundry on this level. Upstairs includes all 5 bedrooms on ONE level. One used as office now. Bedroom at top of stairs - large enough to be a BONUS room as well! Generous primary retreat with vaulted ceilings & 5 piece ensuite with private toilet closet. HUGE walk in closet. The fully finished basement adds flexibility with a large rec room, fireplace, wet bar, full RENOVATED bath, sixth bedroom (window not egress) & TONS of storage! Two fireplaces, good sized rooms & multiple living spaces - make this a home built to grow with your family. ...

3pc Bathroom 5.00 Ft x 9.00 Ft

5pc Bathroom 15.42 Ft x 9.33 Ft

Bedroom 11.58 Ft x 12.25 Ft

Bedroom 11.58 Ft x 9.75 Ft

Bedroom 12.50 Ft x 8.83 Ft

Primary Bedroom 15.50 Ft x 18.17 Ft

Recreational, Games room 17.83 Ft x 27.08 Ft

Furnace 20.00 Ft x 18.92 Ft

2pc Bathroom 5.17 Ft x 4.42 Ft

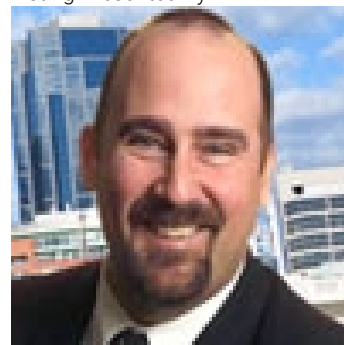
Dining room 13.83 Ft x 11.08 Ft

Family room 19.00 Ft x 11.25 Ft

Foyer 7.08 Ft x 14.33 Ft

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Listing Presented By:



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Royal LePage Benchmark

<https://clientfirst.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

**Bedroom** 24.50 Ft x 11.33 Ft

**Other** 13.50 Ft x 8.50 Ft

**3pc Bathroom** 8.67 Ft x 7.25 Ft

**Bedroom** 10.92 Ft x 10.58 Ft

**Kitchen** 19.42 Ft x 13.25 Ft

**Laundry room** 6.83 Ft x 8.17 Ft

**Living room** 11.42 Ft x 18.50 Ft