

# \$850,000 - 12 Woodacres Court Sw, Calgary

MLS® #A2209670

**\$850,000**

5 Bedroom, 4.00 Bathroom, 2,356 sqft  
Residential on 0.19 Acres

Woodbine, Calgary, Alberta

Welcome to 12 Woodacres Court SW! Tucked away on a quiet cul-de-sac in the heart of Woodbine, this spacious two-storey home offers exceptional access to one of Calgary's most treasured natural areas, Fish Creek Provincial Park. With the park entrance just steps from the home, you will enjoy direct access to a vast network of walking trails and bike paths. The fully finished home offers over 3,600 square feet of total living space, with five bedrooms and four bathrooms. The main floor includes a formal dining room, a bright breakfast nook, and a well-maintained oak kitchen overlooking the private backyard, large family room with a gas fireplace and custom built-ins is perfect for gatherings, while the front living room is set apart by its soaring vaulted ceiling and bay window, creating an inviting space filled with natural light. Upstairs, the layout includes four well-sized bedrooms, including a generous primary suite with a walk-in closet, a four-piece ensuite bathroom and a private deck that offers a quiet outdoor retreat. The fully developed basement includes a fifth bedroom, a full bathroom, and a large recreation room ideal for a home theatre, games area, or fitness space. A double attached garage, main floor laundry and mudroom, and ample storage throughout add to the home's practicality. The location is ideal, with nearby access to schools, Costco, Calgary Transit's MAX Yellow BRT line, and Stoney Trail, offering convenient access to all



parts of the city. This is a rare opportunity to own a family home that blends privacy, space, and nature in an established and well-connected community.

Built in 1986

### Essential Information

MLS® #	A2209670
Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,356
Acres	0.19
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Woodacres Court Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4V4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Electric Cooktop, Garage Control(s),

	Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Pie Shaped Lot, Private, Sloped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Wood

## Additional Information

Date Listed	April 10th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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