

\$899,900 - 139 Woodhaven Bay Sw, Calgary

MLS® #A2102805

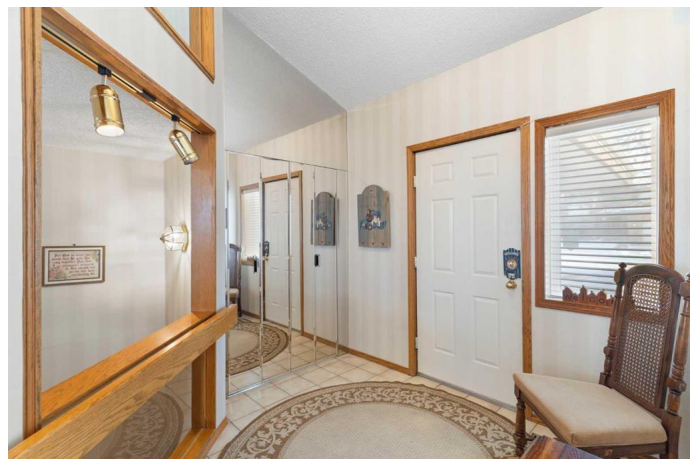
\$899,900

5 Bedroom, 4.00 Bathroom, 2,368 sqft

Residential on 0.18 Acres

Woodbine, Calgary, Alberta

First time offered by original owners! Custom designed by Don Snow Architects, it was created for a growing family and incorporates efficient space utilization, striking features and materials, maximum utilization of a great location and captures an amazing amount of natural light from the East, South and West exposures. The home incorporates significant energy efficiency features that were many years ahead of its time which result in low operating costs. As you walk through this home, you will notice the light and space, created by capturing natural light with large windows and 9' ceilings with liberal use of vaulted and cathedral ceilings. It starts at the spacious front entrance and continues as you move ahead to the open living area where the large west windows provide abundant light. The combination of tile and custom rich hardwood flooring, wood millwork and the stone fireplace create an inviting, comfortable space for family and guests. The well-appointed kitchen with ample cupboard space is designed for efficiency while preparing family dinner or gourmet meals for guests. A large breakfast nook for casual meals can seat the entire family or the convenient breakfast bar is an option for today's on-the-move family. Retreat to the reading room for a reflective private time with windows on 3 sides. If entertaining or family events are part of your lifestyle, there is a great airy dining room with ample space, cathedral ceilings and a large window to help



create an atmosphere that will enhance a sumptuous meal with wonderful guests. The main floor laundry room features many cabinets and lots of counter space as well as access to the garage entrance and rear door. On the upper level there is the primary bedroom with 4-piece ensuite and walk-in closet/dressing room plus 3 additional generous sized bedrooms. All of them have cathedral ceilings and a lot of natural light with ceiling fans. When it's time for fun, head to the lower level and enjoy a movie or games in the flexible family/recreation room. There is also a bedroom and 3-piece bathroom for guests. An ample amount of storage space is available and the cold room for preserves has great possibilities for a wine room. The utility room is equipped with a high efficiency furnace (2022), a Kinetico water softener, Rinnai tankless on demand water heater, an air to water preheater, storage tank and air to air heat exchanger. All exterior walls including the foundation are constructed with the Cano wall system with a high insulation rating (See the documents section for more info). There are 12 solar panels on the roof which provide electricity for the house as well as allowing for the sale of excess electricity to the grid. This is a very energy efficient home. Located on a large East facing lot in a quiet cul-de-sac, this choice property has easy access to Fish Creek Park, Stoney Trail, shops, restaurants, services, schools, public transit and more.

Built in 1984

Essential Information

MLS® #	A2102805
Price	\$899,900
Sold Price	\$890,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,368
Acres	0.18
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	139 Woodhaven Bay Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Interlocking Driveway, Oversized

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Solar Tube(s), Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Trash Compactor, Washer, Water Softener
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Circulating, Living Room, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped, Street Lighting, Views
Roof	Clay Tile
Construction	Silent Floor Joists, Stucco
Foundation	Other, See Remarks

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 15th, 2024
Days on Market	43
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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