

\$1,299,988 - 132 Woodhaven Crescent Sw, Calgary

MLS® #A2136953

\$1,299,988

4 Bedroom, 3.00 Bathroom, 2,115 sqft

Residential on 0.21 Acres

Woodbine, Calgary, Alberta

Fish Creek is your backyard. Enjoy spectacular views of our Provincial Park & the Rocky Mountains from the comfort of your lovely sundrenched south deck. Beautiful big bungalow features a lovely family friendly floor plan. There's an elegant living & dining room on one side, with soaring vaulted ceilings, great for entertaining, with the kitchen and family room on the other. Popcorn is for eating not for ceilings. The stipple was removed and pot lights added. Appliances have been updated. Furnace and Central Air installed in 2022 + 2023. The family room features a cozy gas fireplace and access to south deck. The deck has an expansive awning to allow you to enjoy long summer days in comfort. Gas lines were added for BBQing and an outdoor fireplace. Kids will like their bedrooms while the parents enjoy their private retreat with a spa-like 6 piece ensuite. The lower level doesn't feel like a basement as there is excellent light where you want it. In the centre you'll find a great place to gather and watch a movie or two. The bedroom & adjoining bathroom makes a nice guest room or nanny suite. There is even a space for a small second kitchen should that need arise. The other 2 big rooms are awaiting your desires: home gym, office, hobby room, play room, rec room...whatever. The choice is yours to use these versatile spaces. Did I mention that this home for a lifetime backs onto Fish Creek Park with access to walking & bike trails that you could take to circle the city? You're a hop, skip



and a jump to Buffalo Run Costco with the cheapest gas in the city. Amenities keep growing in the area. Don't miss out on this unique opportunity.

Built in 1983

Essential Information

MLS® #	A2136953
Price	\$1,299,988
Sold Price	\$1,320,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,115
Acres	0.21
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	132 Woodhaven Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5R2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator,

	Gas Cooktop, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Backs on to Park/Green Space, Few Trees, Level, Rectangular Lot, Treed
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 7th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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