

\$849,000 - 63 Woodhaven Road Sw, Calgary

MLS® #A2141874

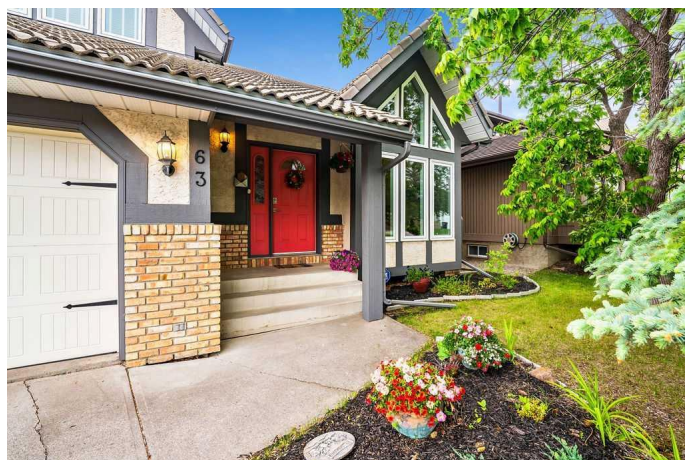
\$849,000

4 Bedroom, 4.00 Bathroom, 2,447 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Nestled just steps from the renowned Fish Creek Park, this impeccably upgraded 4-bedroom home in the sought-after community of Woodbine offers both comfort and convenience. Close proximity to schools, playgrounds, and even the Buffalo Run Costco, this property is made for family living! Upon entering, you are greeted by lovely vaulted ceilings that create an inviting sense of space throughout the main floor. To your right, a cozy sitting room with loads of natural light from generously sized front windows, providing a perfect spot for family time. Adjacent is a separate dining area, ideal for hosting your family and friends! In the heart of the home, a delightful kitchen awaits, featuring elegant granite countertops, a breakfast bar, and built in appliances including a counter stove top and double ovens. A sunny breakfast nook overlooks the ample, south-facing yard. The perfect place to enjoy your morning coffee! The main floor also has a spacious family room, convenient main floor laundry, a 2-piece bathroom and a side pedestrian door which offers easy access to the east-facing exterior. The upper level has an expansive primary bedroom, complete with dual closets and an exquisitely upgraded 5-piece ensuite featuring heated flooring, and a luxurious freestanding tub. Two additional, generously sized bedrooms, a pristine 4-piece bath, and a dedicated office with custom built-ins complete this level, catering to both work and leisure needs. The lower level offers even more space



with an additional bedroom, an office area, and a sprawling recreational room, providing ample space for hobbies, relaxation ,and entertaining.

This home is also adorned with a stunning clay roof tile that promises longevity and aesthetic appeal, complemented by new windows installed in 2011. Practical amenities include a vacuflo system, water softener, and two furnaces, ensuring comfort and efficiency year-round. Check out the virtual tour and call your favorite realtor for a showing today!

Built in 1984

Essential Information

MLS® #	A2141874
Price	\$849,000
Sold Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,447
Acres	0.13
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Woodhaven Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5P5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Fire Pit
Lot Description	Lawn, Landscaped, Treed
Roof	Clay Tile
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 24th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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