

# \$620,000 - 125 Woodbend Way, Okotoks

MLS® #A2165833

**\$620,000**

5 Bedroom, 3.00 Bathroom, 1,444 sqft  
Residential on 0.13 Acres

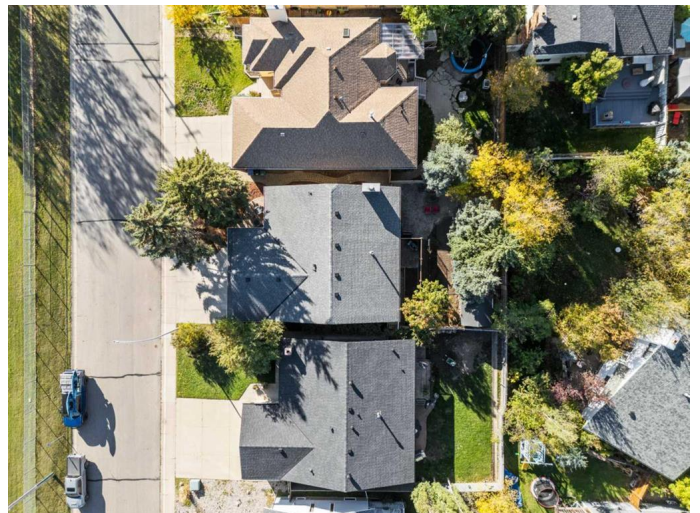
Woodhaven, Okotoks, Alberta

Welcome to 125 Woodbend Way, located in the tranquil and highly desirable Woodhaven community of Okotoks. This beautifully updated bungalow offers a perfect blend of modern convenience and classic charm, making it an ideal family home.

As you enter, you're greeted by a massive dining room on your left, bathed in natural light from the south-facing bay window. This spacious room is perfect for hosting family gatherings or dinner parties, with ample room for a large dining table and plenty of seating.

From the dining room, step into the heart of the home—the bright, modern kitchen. It features white cabinetry with sleek new hardware, a composite farmhouse sink, and a top-of-the-line reverse osmosis water system for pure drinking water. The standout feature is the 100-year-old, old-growth Fir island countertop, paired with concrete countertops that bring a modern, industrial edge to this otherwise warm and welcoming space. With plenty of room to prep meals and gather around, this kitchen is designed for both functionality and style.

Adjacent to the kitchen, the living room invites you in with vaulted cedar ceilings and a cozy wood-burning brick fireplace—the perfect spot to relax after a long day. The open layout between the kitchen and living room ensures seamless flow, making it an ideal space for



both family time and entertaining.

The main floor includes three generously sized bedrooms, each offering large windows and ample closet space. The primary bedroom provides a peaceful retreat, complete with its own private ensuite bathroom for added privacy and convenience.

The fully developed basement features a separate 2-bedroom illegal suite, ideal for multi-generational living or generating rental income. The illegal suite includes a full kitchen, spacious kitchen nook, a large family room, and a full bathroom, making it a fully self-contained space. Outside, the home features a gorgeous private backyard with mature trees that provide both shade and privacy, ideal for outdoor gatherings or peaceful afternoons on the deck. The double attached garage is a handyman's dream, equipped with tool storage, ample workspace, and room for two vehicles.

With recent updates throughout, including flooring, countertops, appliances, lighting, hardware, and more, this home is move-in ready and offers everything you need for comfortable living. Located in the peaceful and well-established Woodhaven neighbourhood, this home is just a stone's throw from the Sheep River and its beautiful walking and biking paths. Whether you're an outdoor enthusiast or simply enjoy the tranquility of nature, this location has it all. You'll also be within walking distance of top-rated schools, making it ideal for growing families.

Woodhaven is known for its mature trees, quiet streets, and close-knit community feel. It's also conveniently close to local shops, parks, and amenities, offering the perfect blend of small-town charm and modern convenience.

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2165833    |
| Price          | \$620,000   |
| Sold Price     | \$597,500   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,444       |
| Acres          | 0.13        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 125 Woodbend Way |
| Subdivision | Woodhaven        |
| City        | Okotoks          |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 1L6          |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached, Driveway, Off Street |

## Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Wood Counters, Wood Windows, Natural Woodwork, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Microwave, Window Coverings, ENERGY STAR Qualified Appliances, Water Softener                                                                                                                                      |
| Heating           | Forced Air, Natural Gas, Central, Exhaust Fan, Hot Water                                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                                                  |

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Fireplaces   | Gas, Basement, Brick Facing, Living Room, Mantle, Raised Hearth, Wood Burning |
| Has Basement | Yes                                                                           |
| Basement     | Full, Suite, Separate/Exterior Entry                                          |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, BBQ gas line, Lighting, Rain Gutters, Storage |
| Lot Description   | Back Yard, Landscaped, Street Lighting, Native Plants, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Wood Frame, Cedar                                                             |
| Foundation        | Wood                                                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2024 |
| Date Sold      | November 5th, 2024   |
| Days on Market | 39                   |
| Zoning         | TN                   |
| HOA Fees       | 0.00                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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