

\$1,249,900 - 123 Woodhaven Bay Sw, Calgary

MLS® #A2173588

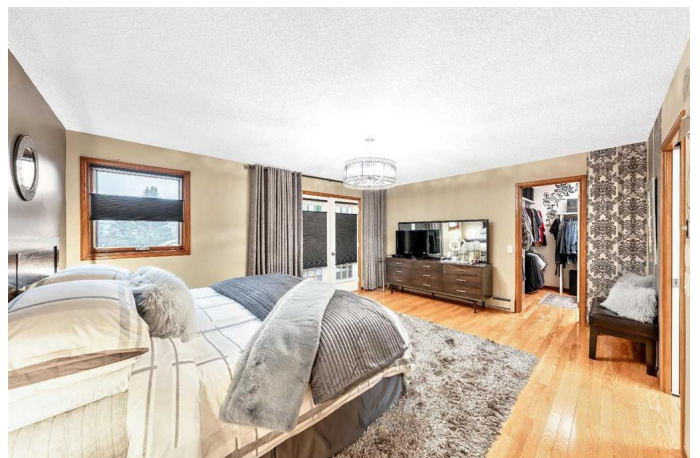
\$1,249,900

4 Bedroom, 5.00 Bathroom, 3,354 sqft

Residential on 0.22 Acres

Woodbine, Calgary, Alberta

Nestled in a tranquil cul-de-sac, this exquisite 3353sqft residence stands as a testament to refined living, mere steps away from the natural splendor of Fish Creek Park. As you approach, the grand entrance beckons, revealing vaulted ceilings that soar overhead, creating an atmosphere of unparalleled grandeur. Gleaming hardwood floors guide you through this immaculate abode, where traditional style meets modern luxury. The formal living and dining rooms set the stage for elegant soirées, while the gourmet kitchen—a culinary artist's dream—boasts dual stoves/ovens and a spacious eating area perfect for both intimate family dinners and lavish gatherings. With over 3,300 square feet of above-grade living space, this home is a sanctuary of comfort and sophistication. Two fireplaces, including a free-standing marvel in the solarium, provide warmth and ambiance. The entire residence is enveloped in the silent embrace of a centrally heated hot water system, ensuring dust-free, low-maintenance comfort throughout the seasons. The primary bedroom suite is a retreat unto itself, featuring a reading room for quiet contemplation and a spa-like six-piece ensuite that rivals the finest resorts. Three additional oversized bedrooms, each with its own charm, are complemented by two five-piece bathrooms, ensuring ample space and privacy for family and guests alike. Descend to the fully finished basement, where entertainment knows no bounds. A recreation room, hobby space, and flex room await,



alongside a kitchenette that's perfect for hosting or accommodating extended family. The winter-equipped heated solarium off the kitchen area offers a year-round oasis for plant enthusiasts and sun-seekers alike. Practicality meets luxury with a walk-up separate entrance from the basement to the garage, making coming and going a breeze (Basement can be easily setup for a future suite with city approval). Oversized triple heated garage with hot/cold taps perfect for vehicle enthusiasts. The property's large pie-shaped lot provides a canvas for outdoor living and gardening aspirations. This exceptional home is ideally situated within walking distance of schools, shopping, and public transit. As an added bonus, you're just a hop, skip, and a jump away from the newest Costco, Stoney Trail ensuring convenient access to life's necessities and luxuries alike. In a world where location is everything, this property stands out as a rare gem. Don't let this unique opportunity to own a piece of Calgary's finest slip through your fingers—your luxury lifestyle awaits.

Built in 1985

Essential Information

MLS® #	A2173588
Price	\$1,249,900
Sold Price	\$1,150,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,354
Acres	0.22
Year Built	1985
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	123 Woodhaven Bay Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5S1

Amenities

Parking Spaces	6
Parking	Front Drive, Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Closet Organizers, High Ceilings, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Oven-Built-In, Dryer, Electric Cooktop, Gas Cooktop, Range Hood, Washer
Heating	Natural Gas, Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Landscaped, Cul-De-Sac, Many Trees, No Neighbours Behind, Pie Shaped Lot, Street Lighting, Treed
Roof	Clay Tile
Construction	Concrete, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
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Date Sold	December 3rd, 2024
Days on Market	47
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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