

# \$1,250,000 - 163 Woodhaven Crescent Sw, Calgary

MLS® #A2236336

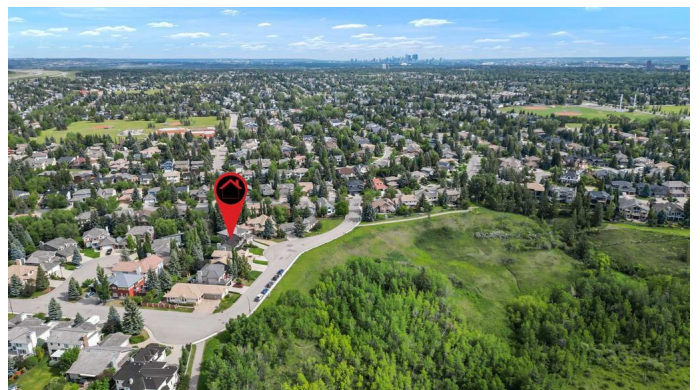
**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,380 sqft

Residential on 0.15 Acres

Woodbine, Calgary, Alberta

LOCATION, VIEWS, and LIFESTYLE at its best. Welcome to nature's front doorstep—within the city! This rare offering is tucked away on a quiet street in the highly sought-after community of Woodbine Estates. From this home, you'll be captivated by the unobstructed views, spectacular sunrises, and direct access to Fish Creek Provincial Park just steps from your front door. This home blends timeless design with a long list of thoughtful upgrades. Inside, you're greeted by soaring two-storey vaulted ceilings and an abundance of natural light in the front entry and family room, creating a grand yet welcoming atmosphere. Other highlights on the main floor include a spacious mud/laundry room off the over height double garage, a pantry, and a well-appointed kitchen which is ideally situated in the heart of the home. From the kitchen you step outside to a private backyard with a composite deck, manicured lawn, and lush landscaping framed by mature trees—your own quiet oasis. Upstairs, you'll find three bedrooms plus an open loft. Two upper balconies add to the charm: one off the loft with views of the backyard, and a Juliet balcony off the primary suite overlooking Fish Creek Park. The primary suite is a serene retreat featuring an oversized MaaX air tub, dual vanities, an electric fireplace, heated towel rack, and in-floor heating. Both upstairs bathrooms include in-floor heating for added comfort year-round. The basement offers a large recreation room,



a fourth bedroom, a full 3-piece bathroom, and a dedicated fitness roomâ€”perfect for staying active at home or creating a private workout space. Notable upgrades include a Euroshield rubber shake roof (2010) with a transferable 50-year warrantyâ€”hail-resistant, Class C fire-rated, and energy efficient. Additional features include dual 40-gallon hot water tanks, dual furnaces with GeneralAire humidifiers, a reverse osmosis system for fridge water and ice, solid oak doors on the main and upper levels, and custom 2.5â€• Hunter Douglas wood blinds on west-facing windows (excluding bathrooms). For your furry companions, a convenient dog run is accessible through a dedicated doggy door on the side entrance of the homeâ€”making outdoor access safe and easy. With a one-of-a-kind location, exceptional views, and quality improvements throughout the over 3200 sqft of finished usable space, this is truly a home that offers it allâ€”comfort, character, and connection to nature.

Built in 1987

**Essential Information**

MLS® #	A2236336
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,380
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	163 Woodhaven Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5R3

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Dog Run, Lighting, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Many Trees, Private, Views
Roof	See Remarks, Rubber
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office

Century 21 Masters

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