

\$1,249,000 - 307 Woodhaven Bay Sw, Calgary

MLS® #A2259536

\$1,249,000

4 Bedroom, 4.00 Bathroom, 2,721 sqft

Residential on 0.22 Acres

Woodbine, Calgary, Alberta

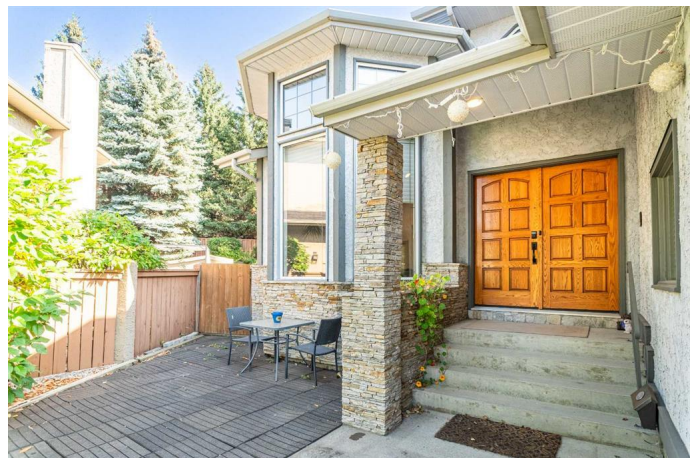
Executive Home Across from Fish Creek Park!

This exceptional 4-bedroom executive residence sits proudly on a massive pie-shaped lot with a rare triple garage, offering the perfect blend of elegance, comfort, and location. Inside, you'll find gleaming hardwood floors, granite countertops, a main floor den, formal living and dining rooms, plus a spacious master retreat designed for relaxation. The fully developed basement provides even more living and entertaining space, while the expansive deck overlooks your beautifully treed, fenced backyard—an outdoor oasis for family and friends. Recent upgrades add peace of mind, including a new roof (2022) and furnace & A/C (2021). Just steps from the trails and beauty of Fish Creek Park, this home is the perfect balance of nature and convenience. Built for families who love to entertain and live in style—this one won't last!

Built in 1988

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2259536 |
| Price | \$1,249,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,721 |



| | |
|------------|----------------|
| Acres | 0.22 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 307 Woodhaven Bay Sw |
| Subdivision | Woodbine |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W5S2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Private Yard |
| Lot Description | Pie Shaped Lot, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 23rd, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | Boutique Properties Inc. |
|----------------|--------------------------|

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