

# \$1,100,000 - 100 Woodhaven Crescent Sw, Calgary

MLS® #A2193479

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 3,194 sqft

Residential on 0.20 Acres

Woodbine, Calgary, Alberta

SOMETHING SPECIAL â€“ RARE opportunity to buy a home backing SOUTH/WEST onto Fish Creek Park on a very quiet cul-de-sac location. Terrific access to the park and its amazing trails, several schools, community parks and shopping PLUS great access to the major TRAFFIC arteries and REGIONAL shopping centers \*\* 3200 sq/ft \*\* traditional FOUR bedroom up PLUS a main floor DEN. â€“ From the moment you step thru the door â€“ you know this is a special home. Large front entrance foyer that opens to the beautiful formal living room with French doors. Then to a large family room that features a brick faced fireplace, beautiful custom woodwork and bookcases â€“ and overlooking the back yard & park. This leads to a LARGE formal dining area with French doors to the GOURMET kitchen & eating nook that again overlooks the yard and park. THE kitchen features loads of custom cabinetry & a large island and a full complement of STAINLESS-steel cabinets. From the kitchen there is a 2 pce powder room, a separate laundry room and then a gorgeous private office with tons of custom woodwork & shelving â€“ overlooking the beautiful yard and park. \*\* UPSTAIRS features a HUGE primary bedroom that overlooks the yard and features a massive walk-in closet and a 5 pce ensuite with double sinks and a soaker tub. THERE are three very large secondary bedrooms with large closet space. The main bathroom features a separate tub & shower PLUS double sinks. \*\*



THE LOWER LEVEL " is unspoiled " ready for your personal touch and special development. It has a large storage room with a lot of custom shelving. \*\* THE BACKYARD " is AWESOME " with a very well landscaped yard backing onto Fish Creek Park and with HUGE mountain views (when the smoke is cleared) FEATURING a large sunny deck area. \*\* THE GARAGE " is an oversized TRIPLE and also features a terrific oversized driveway. -- AN AMAZING PROPERTY -- Reachout to you favorite realtor to view - or come by the OPEN HOUSE - Saturday or Sunday @ 1:30 pm - to 4:00 pm. Come by and - CHECK-it-OUT - !!

Built in 1985

### Essential Information

MLS® #	A2193479
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,194
Acres	0.20
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	100 Woodhaven Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5R2

## Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, Pantry, Soaking Tub, Bookcases
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Wood
Construction	Brick, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	SR

## Listing Details

Listing Office	Real Broker
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