

\$1,998,000 - 42 Woodhaven Crescent Sw, Calgary

MLS® #A2243978

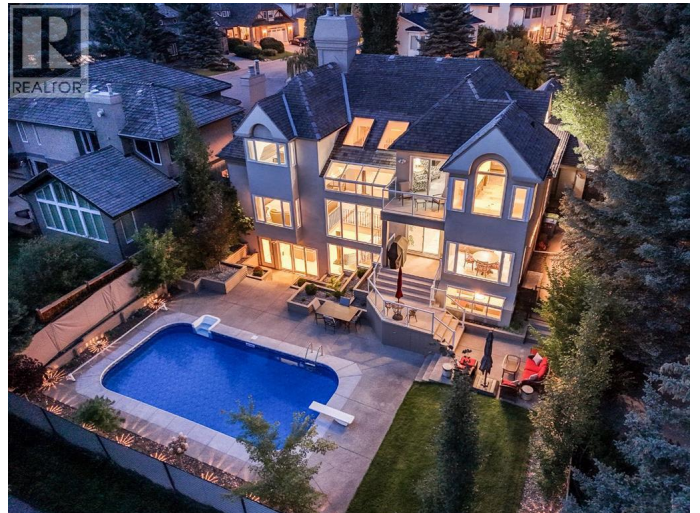
\$1,998,000

4 Bedroom, 4.00 Bathroom, 3,612 sqft

Single Family on 0.20 Acres

Woodbine, Calgary, Alberta

Welcome to a rare opportunity to own a fully reimagined estate backing directly onto the endless beauty of Fish Creek Park. Offering over 5,650 sq. ft. of elegantly renovated living space, this remarkable home blends luxury, comfort, and privacy in one of Calgary's most coveted natural settings. Every detail of this home has been thoughtfully elevated. From the moment you arrive, the new cedar shake roof, triple custom skylights, and solid wood front door hint at the quality within. Inside, you're greeted by warm, sun-filled spaces thanks to brand-new Ecoline 2X Sunshield windows throughout, casting natural light across rich Turkish marble tile flooring. The kitchen is a statement in timeless design and modern functionality. Solid maple soft-close cabinetry, new countertops, and professional-grade appliances—including a Wolf gas cooktop, Sub-Zero fridge, and Miele steam, convection, and microwave ovens—make it a chef's dream. The adjoining living and dining spaces are ideal for entertaining, grounded by a double-sided wood-burning fireplace with gas ignition that also warms the dedicated office. Upstairs, the primary suite offers peaceful views and direct access to a new balcony—perfect for morning coffee overlooking the trees. All bathrooms have been fully redesigned with premium materials, including new tubs, vanities, fixtures, lighting and Turkish marble tiling. Even the laundry room has been completely refreshed with custom cabinetry, countertops,



sink and complete with its own laundry shoot. The walkout level is built for both entertaining and everyday living. A custom bar with Spanish tile and granite countertops sets the tone, complemented by luxury vinyl flooring, new nylon carpet, and a full bathroom, bedroom, and flexible spaces for a gym, games room, or studio. Step outside into your own private retreat. The heated pool has been fully upgraded with a new liner, circulation pump, sand filter, and custom cover. DuraDeck balconies with glass railings extend from the kitchen and primary suite, while new tile, landscaping, and hardscaping make the front and backyard as functional as they are beautiful. With Fish Creek’s pathway system just steps away”maintained year-round by the city”you’ll enjoy direct access to nature like nowhere else. Behind the scenes, every major system has been upgraded: two new Lennox A/C units with chillers, a commercial-grade boiler (serviced), new sump pump, epoxy-coated garage and furnace room, fresh paint, updated lighting, and complete replacement of Poly-B plumbing with PEX. Set on a quiet street in an established, upscale community, this is more than a home—it’s a lifestyle. One that offers sophistication, serenity, and the beauty of the park in your own west facing backyard. (id:6289)

Built in 1986

Essential Information

Listing #	A2243978
Price	\$1,998,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	3,612
Acres	0.20

Year Built	1986
Type	Single Family
Sub-Type	Freehold

Community Information

Address	42 Woodhaven Crescent Sw
Subdivision	Woodbine
City	Calgary
Province	Alberta
Postal Code	T2W5S3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Treed, Wet bar, No neighbours behind, Closet Organizers, No Smoking Home, Environmental reserve, Level
Parking Spaces	4
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	3
View	View
Has Pool	Yes
Pool	Outdoor pool, Inground pool

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Oven, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

Century 21 Bamber Realty LTD.



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