

# \$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

FIRM SALE (waiting the DEPOSIT)  
-SOMETHING SPECIAL â€œ 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€œ From the moment you  
step thru the door â€œ 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€œ 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€œ 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 â€œ is unspoiled â€œ ready for your personal touch and special development. It has a large storage room with a lot of custom shelving. \*\* THE BACKYARD â€œ is AWESOME â€œ 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 â€œ 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 Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Pantry, Soaking Tub  
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 Landscaped, Backs on to Park/Green Space, Back Yard, Front Yard  
Roof Wood  
Construction Wood Frame, Brick, Concrete, 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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