



**GRASSROOTS**  
REALTY GROUP

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**79 Woodhaven Road SW**  
**Calgary, Alberta**

**MLS # A2252676**

**\$799,000**



<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Awning, Pool Table + Accessories, Gas BBQ

This is a rare opportunity to own a timeless estate home offered for the very first time. Built in 1984 and lovingly cared for by its original owners, this residence combines classic Craftsman character with thoughtful updates and an unbeatable setting. The curb appeal is immediate with a custom front door, newer roof, and wood-look vinyl windows that add both style and efficiency. Step inside and be greeted by a grand foyer that opens into a formal living and dining room where soaring vaulted ceilings, expansive windows, and hand-scraped hardwood create a dramatic yet welcoming atmosphere. The flow of the main floor is anchored by large-format ceramic tile at the entry and through to the kitchen, while the balance is finished in rich hardwood for a seamless, elegant feel. The kitchen has been updated with granite countertops, a granite composite sink, under-cabinet lighting, newer appliances, and a sunny breakfast nook overlooking the spectacular south-facing backyard. Here, a gardener's dream unfolds — a private oasis of mature perennials and lush greenery, perfect for outdoor dining, entertaining, or simply enjoying the sunshine. A custom electric awning extends across the large deck to provide shade when desired, making this backyard a year-round retreat. Connected to the kitchen, the inviting sunken family room features newer carpet, a brick gas fireplace, custom oak built-ins, and a wet bar. A main-floor laundry with cabinetry, a convenient side entrance, and an updated two-piece bath complete this level. Upstairs, newer carpet and laminate unify the space. The spacious primary suite offers dual closets and a renovated ensuite with his-and-hers sinks, a curbless glass tile shower, and safety enhancements. Two additional bedrooms, a four-piece bath, and a versatile loft provide comfortable and flexible living. The fully finished

lower level expands your options with a bedroom, full bath, games room, media space, and abundant storage. Notable upgrades include two high-efficiency furnaces, dual hot water tanks (2023) ensuring peace of mind. An attached garage with side man door adds convenience. Ideally located in sought-after Woodbine, this home is just steps from Fish Creek Park and Woodbine School, with quick access to Stoney Trail, shopping, restaurants, and coffee shops. More than a home, this is a statement property with a sun-soaked south garden that must be seen to be appreciated &mdash; beautifully updated, move-in ready, and available for immediate possession.