



**GRASSROOTS**  
REALTY GROUP

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**307 Woodhaven Bay SW**  
**Calgary, Alberta**

**MLS # A2259536**



**\$1,249,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,721 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** n/a

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!