

1-833-477-6687 aloha@grassrootsrealty.ca

## 307 Woodhaven Bay SW Calgary, Alberta

MLS # A2259536



\$1,179,000

/oodbine				
esidential/House				
Storey Split				
,721 sq.ft.	Age:	1988 (37 yrs old)		
	Baths:	3 full / 1 half		
Triple Garage Attached				
.22 Acre				
ul-De-Sac, Pie Sha	ped Lot			
ul	-De-Sac, Pie Sha	-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: 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!