



## 42 Woodhaven Crescent Calgary Alberta

\$1,979,900

This exquisitely updated residence epitomizes luxury and comfort, showcasing meticulous 2024 renovations. High-end amenities include a heated outdoor pool, a commercial-grade boiler system, and numerous premium enhancements. Backing onto serene Fish Creek Park, this private retreat benefits from a city-maintained pathway. Spanning 5,675 sq. ft., the home features four bedrooms, three and a half bathrooms, and a double garage with 220-amp service—ideal for an EV charger or workshop—plus an installed electric heater for year-round vehicle warmth. The fully finished walkout basement is designed for sophisticated entertaining, complete with a large bar. A newly installed premium cedar shake roof and three custom skylights by Calgary Elite Roofing enhance the exterior, along with brand-new Ecoline 2X Sunshield windows and a bespoke front door for durability and curb appeal. The home has just had brand new carpet installed with 10 pound underlay as well as new siding, elevating its aesthetic and longevity. Inside, solid wood doors and fully renovated bathrooms showcase upscale faucets, cabinetry, and fixtures. The chef's kitchen features new maple soft-close cabinets, a Wolf gas stove, and top-tier appliances, including a Sub-Zero refrigerator, Miele steam oven, convection oven, and microwave. High-end marble tile floors, fresh paint, and new flooring enhance the sophisticated ambiance. Two new Lennox air conditioners ensure year-round comfort. Custom windows with dual-layer sunshield coatings improve energy efficiency. A double-sided wood-burning fireplace with gas ignition divides the office and living room. The main level includes a spacious living room, office, grand ceilings, kitchen, half bath, laundry, garage entrance, and dining area. The upper level houses three bedrooms and two full bathrooms. The walkout basement, finished with waterproof vinyl composite floor...

Recreational, Games room 13.36 M x 10.34 M

Exercise room 5.66 M x 4.78 M

Bedroom 6.27 M x 2.97 M

3pc Bathroom 3.15 M x 1.93 M

Storage 2.29 M x 3.25 M

Foyer 2.59 M x 2.95 M

Office 4.01 M x 5.49 M

2pc Bathroom 1.20 M x 2.26 M

Storage 1.98 M x 1.17 M

Laundry room 3.07 M x 2.08 M

Primary Bedroom 8.21 M x 5.16 M

Other 2.92 M x 5.16 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

<http://www.sherazanwar.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

Living room 7.95 M x 5.49 M

Kitchen 5.05 M x 4.72 M

Dining room 3.28 M x 4.57 M

Eat in kitchen 1.80 M x 3.00 M

5pc Bathroom 4.85 M x 3.00 M

Bedroom 4.50 M x 4.57 M

Bedroom 4.17 M x 5.03 M