



## 42 Woodhaven Crescent Calgary Alberta

\$1,850,000

This exquisitely updated residence epitomizes luxury and comfort, reflecting meticulous renovations completed in 2024. This home boasts a plethora of high-end amenities, including a heated outdoor pool and a cutting-edge commercial-grade boiler system, among numerous other premium enhancements. Backing directly onto serene Fish Creek Park, the property offers a truly secluded sanctuary. Enjoy convenience and privacy as the pathway behind the home is also maintained by the city. With an expansive 5,675 square feet of living space, it features four bedrooms, three and a half bathrooms, a double garage equipped with 220-amp service for future needs such as an EV charger or workshop equipment, and an already-installed electric heater will keep your vehicles and toys warm year round. The fully finished walkout basement is designed for sophisticated entertaining, complete with a large bar. Approaching the residence, one is greeted by a newly installed premium cedar shake roof and three custom skylights, expertly placed by Calgary Elite Roofing. The property showcases brand new Ecoline 2X Sunshield windows, each custom-ordered, and a bespoke front door crafted for durability and enhanced curb appeal. These newly installed skylights infuse the interior with natural light, creating a warm and inviting ambiance. Internally, the home has been thoughtfully reimagined, featuring fully renovated bathrooms equipped with upscale faucets, cabinetry, and fixtures. The kitchen is a chef's dream, offering new maple soft-close cabinets, a premium Wolf gas stove, and a suite of top-tier appliances, including a Sub-Zero refrigerator, Miele steam oven, Miele convection oven, and Miele microwave oven. Elegant 12" x 24" Phantasie Gray Marble Tile graces the floors throughout, while two newly installed Lennox air conditioners ensure year-round comfort. Custom windows with dual-layer sunshield ...

Recreational, Games room 43.83 Ft x 33.92 Ft

Exercise room 18.58 Ft x 15.67 Ft

Bedroom 20.58 Ft x 9.75 Ft

3pc Bathroom 10.33 Ft x 6.33 Ft

Storage 7.50 Ft x 10.67 Ft

Foyer 8.50 Ft x 9.67 Ft

Office 13.17 Ft x 18.00 Ft

2pc Bathroom 3.92 Ft x 7.42 Ft

Storage 6.50 Ft x 3.83 Ft

Laundry room 10.08 Ft x 6.83 Ft

Primary Bedroom 26.92 Ft x 16.92 Ft

Other 9.58 Ft x 16.92 Ft

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

Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Living room 26.08 Ft x 18.00 Ft  
Kitchen 16.58 Ft x 15.50 Ft  
Dining room 10.75 Ft x 15.00 Ft  
Eat in kitchen 5.92 Ft x 9.83 Ft

5pc Bathroom 15.92 Ft x 9.83 Ft  
Bedroom 14.75 Ft x 15.00 Ft  
Bedroom 13.67 Ft x 16.50 Ft