



## 163 Woodhaven Crescent Calgary Alberta

\$1,200,000

LIFESTYLE, LOCATION, AND MILLION DOLLAR VIEWS. Welcome to nature's front doorstep--within the city! This rare offering is tucked away on a quiet street in the highly sought-after community of Woodbine Estates. From this home, you'll be captivated by the unobstructed views, spectacular sunrises, and direct access to Fish Creek Provincial Park just steps from your front door. This home blends timeless design with a long list of thoughtful upgrades. Inside, you're greeted by soaring two-storey vaulted ceilings and an abundance of natural light in the front entry and family room, creating a grand yet welcoming atmosphere. Other highlights on the main floor include a spacious mud/laundry room off the over height double garage, a pantry, and a well-appointed kitchen which is ideally situated in the heart of the home. From the kitchen you step outside to a private backyard with a composite deck, manicured lawn, and lush landscaping framed by mature trees--your own quiet oasis. Upstairs, you'll find three bedrooms plus an open loft. Two upper balconies add to the charm: one off the loft with views of the backyard, and a Juliet balcony off the primary suite overlooking Fish Creek Park. The primary suite is a serene retreat featuring an oversized MaaX air tub, dual vanities, an electric fireplace, heated towel rack, and in-floor heating. Both upstairs bathrooms include in-floor heating for added comfort year-round. The basement offers a large recreation room, a fourth bedroom, a full 3-piece bathroom, and a dedicated fitness room--perfect for staying active at home or creating a private workout space. Notable upgrades include a Euroshield rubber shake roof (2010) with a transferable 50-year warranty--hail-resistant, Class C fire-rated, and energy efficient. Additional features include dual 40-gallon hot water tanks, dual furnaces with GeneralAire humidifiers, a reverse osmo...

Family room 17.17 Ft x 14.58 Ft  
Exercise room 26.50 Ft x 10.42 Ft  
Bedroom 11.17 Ft x 10.33 Ft  
Storage 15.58 Ft x 13.83 Ft  
Workshop 14.08 Ft x 13.83 Ft  
3pc Bathroom 8.00 Ft x 3.58 Ft

Breakfast 10.42 Ft x 7.58 Ft  
Foyer 11.08 Ft x 10.83 Ft  
Laundry room 14.50 Ft x 8.00 Ft  
2pc Bathroom 7.83 Ft x 3.08 Ft  
Bonus Room 10.08 Ft x 7.83 Ft  
Primary Bedroom 17.67 Ft x 10.83 Ft

a

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://plintzrealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Living room

14.42 Ft x 12.92 Ft

Family room

15.08 Ft x 14.83 Ft

Kitchen

11.50 Ft x 10.33 Ft

Dining room

14.33 Ft x 11.00 Ft

5pc Bathroom

10.83 Ft x 10.17 Ft

Bedroom

10.83 Ft x 8.92 Ft

Other

6.50 Ft x 2.67 Ft