



# 125 Woodbend Way Okotoks Alberta

\$620,000

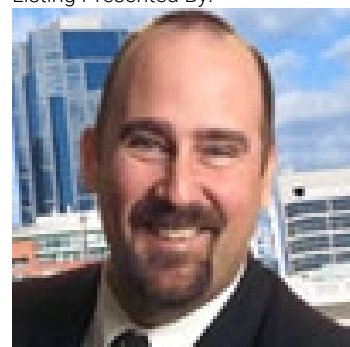
OPEN HOUSE - October 5th, 12 PM-5 PM. Welcome to 125 Woodbend Way, located in the tranquil and highly desirable Woodhaven community of Okotoks. This beautifully updated bungalow offers a perfect blend of modern convenience and classic charm, making it an ideal family home. As you enter, you're greeted by a massive dining room on your left, bathed in natural light from the south-facing bay window. This spacious room is perfect for hosting family gatherings or dinner parties, with ample room for a large dining table and plenty of seating. From the dining room, step into the heart of the home--the bright, modern kitchen. It features white cabinetry with sleek new hardware, a composite farmhouse sink, and a top-of-the-line reverse osmosis water system for pure drinking water. The standout feature is the 100-year-old, old-growth Fir island countertop, paired with concrete countertops that bring a modern, industrial edge to this otherwise warm and welcoming space. With plenty of room to prep meals and gather around, this kitchen is designed for both functionality and style. Adjacent to the kitchen, the living room invites you in with vaulted cedar ceilings and a cozy wood-burning brick fireplace--the perfect spot to relax after a long day. The open layout between the kitchen and living room ensures seamless flow, making it an ideal space for both family time and entertaining. The main floor includes three generously sized bedrooms, each offering large windows and ample closet space. The primary bedroom provides a peaceful retreat, complete with its own private ensuite bathroom for added privacy and convenience. The fully developed basement features a separate 2-bedroom illegal suite, ideal for multi-generational living or generating rental income. The suite includes a full kitchen, spacious kitchen nook, a large family room, and a full bathroom, making it a fully self-contained...

Kitchen 10.83 Ft x 10.25 Ft  
 Living room 24.67 Ft x 17.83 Ft  
 Dining room 14.17 Ft x 14.58 Ft  
 3pc Bathroom 11.42 Ft x 5.08 Ft  
 Bedroom 11.58 Ft x 11.67 Ft  
 Bedroom 15.42 Ft x 11.17 Ft

Living room 14.92 Ft x 14.08 Ft  
 Dining room 14.83 Ft x 13.75 Ft  
 Primary Bedroom 12.08 Ft x 13.33 Ft  
 Bedroom 9.25 Ft x 14.25 Ft  
 Bedroom 9.33 Ft x 14.17 Ft  
 4pc Bathroom 7.25 Ft x 6.50 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Furnace 15.50 Ft x 12.25 Ft  
Kitchen 14.08 Ft x 14.92 Ft

3pc Bathroom 7.33 Ft x 6.25 Ft