



THE
A-TEAM

**RE/MAX
FIRST**

42 WOODHAVEN Crescent, Calgary T2W 5S3

MLS® #: **A2156810**

Area: **Woodbine**

Listing Date: **08/12/24**

List Price: **\$1,850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Lot Information

Lot Sz Ar: **8,589 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,632**
Low Sqft:
Ttl Sqft: **3,632**

DOM

100
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Low Maintenance Landscape,Level**
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Marble,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings**
Utilities:

Room Information

| Room | Level | Dimensions |
|----------------|-------|---------------|
| Foyer | Main | 8`6" x 9`8" |
| Kitchen | Main | 16`7" x 15`6" |
| Eat in Kitchen | Main | 5`11" x 9`10" |
| 2pc Bathroom | Main | 3`11" x 7`5" |
| Laundry | Main | 10`1" x 6`10" |
| Walk-In Closet | Upper | 9`7" x 16`11" |
| Bedroom | Upper | 14`9" x 15`0" |

| Room | Level | Dimensions |
|-------------------|-------|-----------------|
| Living Room | Main | 26`1" x 18`0" |
| Dining Room | Main | 10`9" x 15`0" |
| Office | Main | 13`2" x 18`0" |
| Storage | Main | 6`6" x 3`10" |
| Bedroom - Primary | Upper | 26`11" x 16`11" |
| 5pc Ensuite bath | Upper | 15`11" x 9`10" |
| Bedroom | Upper | 13`8" x 16`6" |

5pc Bathroom
Exercise Room
3pc Bathroom

Upper
Basement
Basement

7`0" x 11`0"
18`7" x 15`8"
10`4" x 6`4"

Game Room
Bedroom
Storage

Basement
Basement
Basement

43`10" x 33`11"
20`7" x 9`9"
7`6" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8111807

Remarks

Pub Rmks:

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 reimaged, 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 coatings enhance energy efficiency and overall living conditions. A double-sided wood-burning fireplace with gas ignition (easily convertible from wood burning) divides the home office from the living room on the main level. This level also includes a 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, completed with waterproof vinyl composite flooring, features an additional workspace, expansive bar, bedroom, full bathroom, boiler room, storage, and ample space for a gym and entertainment area. Outside, the property boasts newly tiled front steps, a fresh deck extending from the master bedroom and kitchen, and beautifully renovated front and backyard spaces. With its backdrop onto Fish Creek Park, this home offers an unparalleled living experience in a tranquil and picturesque setting. Schedule your private viewing today to fully appreciate this exceptional property.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











