

\$799,000 - 79 Woodhaven Road Sw, Calgary

MLS® #A2252676

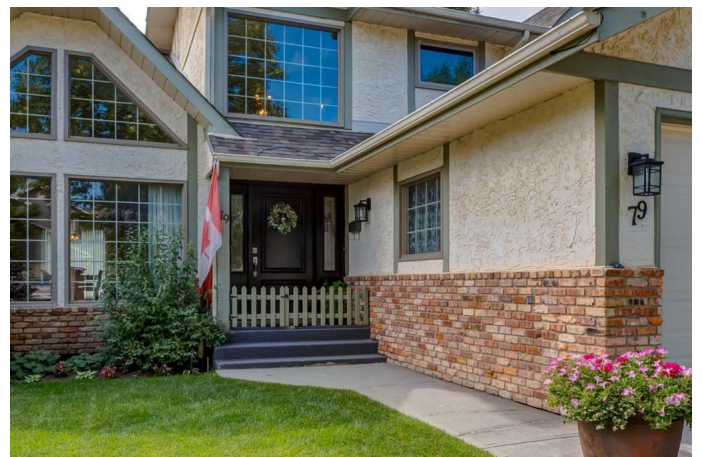
\$799,000

4 Bedroom, 4.00 Bathroom, 2,160 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

This is a rare opportunity to own a timeless estate home offered for the very first time. Built in 1984 and lovingly cared for by its original owners, this residence combines classic Craftsman character with thoughtful updates and an unbeatable setting. The curb appeal is immediate with a custom front door, newer roof, and wood-look vinyl windows that add both style and efficiency. Step inside and be greeted by a grand foyer that opens into a formal living and dining room where soaring vaulted ceilings, expansive windows, and hand-scraped hardwood create a dramatic yet welcoming atmosphere. The flow of the main floor is anchored by large-format ceramic tile at the entry and through to the kitchen, while the balance is finished in rich hardwood for a seamless, elegant feel. The kitchen has been updated with granite countertops, a granite composite sink, under-cabinet lighting, newer appliances, and a sunny breakfast nook overlooking the spectacular south-facing backyard. Here, a gardener's dream unfolds – a private oasis of mature perennials and lush greenery, perfect for outdoor dining, entertaining, or simply enjoying the sunshine. A custom electric awning extends across the large deck to provide shade when desired, making this backyard a year-round retreat. Connected to the kitchen, the inviting sunken family room features newer carpet, a brick gas fireplace, custom oak built-ins, and a wet bar. A main-floor laundry with cabinetry, a convenient side entrance,



and an updated two-piece bath complete this level. Upstairs, newer carpet and laminate unify the space. The spacious primary suite offers dual closets and a renovated ensuite with his-and-hers sinks, a curbless glass tile shower, and safety enhancements. Two additional bedrooms, a four-piece bath, and a versatile loft provide comfortable and flexible living. The fully finished lower level expands your options with a bedroom, full bath, games room, media space, and abundant storage. Notable upgrades include two high-efficiency furnaces, dual hot water tanks (2023) ensuring peace of mind. An attached garage with side man door adds convenience. Ideally located in sought-after Woodbine, this home is just steps from Fish Creek Park and Woodbine School, with quick access to Stoney Trail, shopping, restaurants, and coffee shops. More than a home, this is a statement property with a sun-soaked south garden that must be seen to be appreciated – beautifully updated, move-in ready, and available for immediate possession.

Built in 1984

Essential Information

MLS® #	A2252676
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.13
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	79 Woodhaven Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0E7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Vaulted Ceiling(s), Vinyl Windows, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.