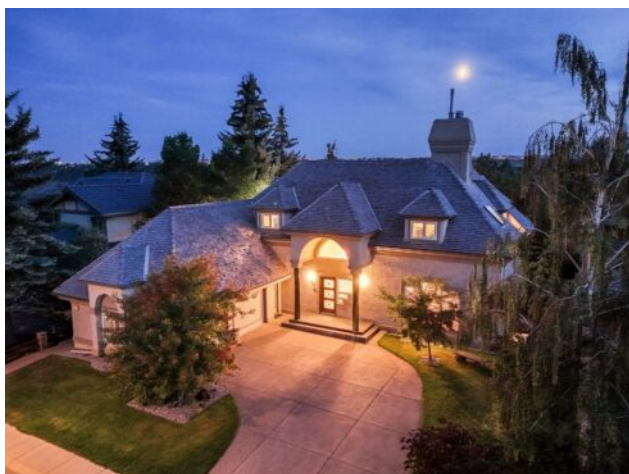


42 Woodhaven Crescent SW  
Calgary, Alberta

MLS # A2243978



# \$1,998,000

|                  |                                                                                 |               |                   |
|------------------|---------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Woodbine                                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                               |               |                   |
| <b>Style:</b>    | 2 Storey                                                                        |               |                   |
| <b>Size:</b>     | 3,612 sq.ft.                                                                    | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 4                                                                               | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Enclosed |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser        |               |                   |

**Heating:** Boiler, Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Marble, Tile, Vinyl

**Roof:** Cedar Shake

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

Welcome to a rare opportunity to own a fully reimagined estate backing directly onto the endless beauty of Fish Creek Park. Offering over 5,650 sq. ft. of elegantly renovated living space, this remarkable home blends luxury, comfort, and privacy in one of Calgary's most coveted natural settings. Every detail of this home has been thoughtfully elevated. From the moment you arrive, the new cedar shake roof, triple custom skylights, and solid wood front door hint at the quality within. Inside, you're greeted by warm, sun-filled spaces thanks to brand-new Ecoline 2X Sunshield windows throughout, casting natural light across rich Turkish marble tile flooring. The kitchen is a statement in timeless design and modern functionality. Solid maple soft-close cabinetry, new countertops, and professional-grade appliances—including a Wolf gas cooktop, Sub-Zero fridge, and Miele steam, convection, and microwave ovens—make it a chef's dream. The adjoining living and dining spaces are ideal for entertaining, grounded by a double-sided wood-burning fireplace with gas ignition that also warms the dedicated office. Upstairs, the primary suite offers peaceful views and direct access to a new balcony—perfect for morning coffee overlooking the trees. All bathrooms have been fully redesigned with premium materials, including new tubs, vanities, fixtures, lighting and Turkish marble tiling. Even the laundry room has been completely refreshed with custom cabinetry, countertops, sink and complete with its own laundry shoot. The walkout level is built for both entertaining and everyday living. A custom bar with Spanish tile and granite countertops sets the tone, complemented by luxury vinyl flooring, new nylon carpet, and a full bathroom, bedroom, and flexible spaces for a gym, games room, or studio. Step outside into your

own private retreat. The heated pool has been fully upgraded with a new liner, circulation pump, sand filter, and custom cover. DuraDeck balconies with glass railings extend from the kitchen and primary suite, while new tile, landscaping, and hardscaping make the front and backyard as functional as they are beautiful. With Fish Creek's pathway system just steps away—maintained year-round by the city—you'll enjoy direct access to nature like nowhere else. Behind the scenes, every major system has been upgraded: two new Lennox A/C units with chillers, a commercial-grade boiler (serviced), new sump pump, epoxy-coated garage and furnace room, fresh paint, updated lighting, and complete replacement of Poly-B plumbing with PEX. Set on a quiet street in an established, upscale community, this is more than a home—it's a lifestyle. One that offers sophistication, serenity, and the beauty of the park in your own west facing backyard.