



**132 Woodhaven Road SW
Calgary, Alberta**

MLS # A2320133



\$999,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,811 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NA

COMPLETELY RENOVATED and offering nearly 4,200 sq. ft. of developed living space, this exceptional 4 BEDROOM + DEN home combines luxury upgrades with an outstanding family-friendly layout. Features include wide-plank hardwood flooring, NEWER WINDOWS throughout (except by kitchen sink), soaring vaulted ceilings, and extensive recent improvements including two high-efficiency Daikin furnaces (2025), Daikin central A/C (2025), fresh exterior paint (2024), and extensive interior painting (2025). Step inside and be greeted by dramatic vaulted ceilings and an abundance of natural light streaming through oversized windows in the elegant living and dining room. The main floor also features a private den/office complete with built-in desk and cabinetry, a convenient mudroom/laundry room, and an extra-wide double garage. The beautifully updated kitchen showcases granite countertops, newer cabinetry, pot lighting, premium Miele double wall ovens and Miele dishwasher (approx. 2023), and an open-concept design flowing seamlessly into the breakfast nook, sunroom, and inviting family room with fireplace and built-in entertainment centre. Upstairs offers three spacious bedrooms, highlighted by the luxurious primary retreat featuring a walk-in closet with custom organizers, a full wall of built-in cabinetry, and a stunning renovated 5-piece ensuite with soaker tub, steam shower, and all-new tile finishes. The fully finished basement provides incredible additional living space with a massive recreation room, fourth bedroom, full bathroom, and a wet bar with extensive cabinetry and counter space that could easily function as a kitchenette. A rare and highly convenient feature is the direct staircase from the basement to the extra-wide garage, providing separate access and added functionality. Ample storage space can be found throughout the lower level. Additional

updates include Malarkey Legacy shingles with significant upgrades completed in 2023. Outside, enjoy excellent curb appeal with new front walkway pavers and a beautifully maintained exterior. This extensively upgraded home offers exceptional space, functionality, and pride of ownership in every room.