



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**181 Woodhaven Drive
Okotoks, Alberta**

MLS # A2326939



\$649,900

Division:	Woodhaven		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), No Back Lane, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s), Vinyl Windows		

Inclusions: N/A

Step into a home where contemporary style meets warm western charm. Beautifully renovated from top to bottom, this exceptional 1,900 sq. ft. two-storey in the heart of Woodhaven offers the perfect blend of character, comfort, and modern convenience. From the moment you walk through the door, you'll appreciate the spacious, welcoming entry featuring slate tile, custom barn closet doors, and charming shiplap accents that set the tone for the thoughtful design throughout. Warm hardwood flooring flows across both the main and upper levels—no carpet to worry about—creating a timeless, cohesive feel. Designed for everyday living and effortless entertaining, the main floor offers multiple inviting spaces to gather. Cozy up beside the wood-burning fireplace in the family room, complete with custom built-in bookshelves, or host friends and family in the generous dining room. The stunning renovated kitchen is truly the heart of the home, showcasing rich wood cabinetry, granite countertops, stainless steel appliances, quarried sandstone stone detailing, and a unique custom-built island that expands to create the perfect casual dining space. Natural light fills the front living room thanks to upgraded triple-pane vinyl windows found throughout the home, creating bright, energy-efficient spaces you'll love year-round. Upstairs, an open den space provides the ideal spot for a home office, study area, or family computer station. Three spacious bedrooms offer room to grow, including a generous primary retreat that easily accommodates a king-size bed, features dual closets, and boasts a beautifully appointed 4-piece ensuite with double vanities. Be comfortable in the summer with the Central Air Conditioning. The insulated, undeveloped basement is a blank canvas ready for your personal vision—whether that's a home gym, recreation room,

additional bedrooms, or all of the above. Outside, enjoy your own private backyard oasis with a large deck for summer BBQs, garden space, and plenty of room for kids, pets, or simply relaxing outdoors. The double attached front-drive garage adds everyday convenience, while the newer roof offers peace of mind. Perfectly located in one of Okotoks' most established neighbourhoods, you'll love being just a short walk to the river pathways, downtown shops and restaurants, schools, parks, and everyday amenities. Lovingly maintained and showcasing true pride of ownership, this is the kind of home that simply feels right the moment you walk in. Move in, unpack, and start making memories—this Woodhaven gem is one you won't want to miss.