



GRASSROOTS
REALTY GROUP

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**172 Woodhaven Drive
Okotoks, Alberta**

MLS # A2350254

\$685,000

Division:	Woodhaven		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,880 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Priv		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to your next chapter! Nestled in the mature community of Woodhaven in Okotoks, this beautifully family home offers inviting spaces, room to grow, and easy access to everyday amenities—all just a short commute from Calgary. The bright and open main living area features soaring ceilings and an airy, welcoming feel, with plenty of space for both everyday living and entertaining. The kitchen offers an abundance of counter space and cabinetry, making it functional, comfortable and perfect for gathering with family and friends. Upstairs, you'll find 3 well-appointed bedrooms, including a spacious primary bedroom with a private ensuite. The third level creates a welcoming place to gather, with a generous family room, laundry room and a gas fireplace. A versatile flex room provides even more options for a home office, study, playroom or bedroom, plenty of room for a growing family. The fully finished lower level offers a wonderful mother-in-law style suite with its own entrance through the garage, a kitchenette, bedroom, full bathroom and comfortable living space. Heated flooring in the bathroom adds an extra touch of comfort. This flexible lower level is ideal for extended family, older children, guests or anyone looking for a little extra privacy within the home. The home offers three full bathrooms plus a half bath, as well as an oversized double garage with plenty of additional space. Recent upgrades include a brand-new fridge, washer and dryer, all replaced this year. One of the highlights of this home is its location. Enjoy being just steps from the river and beautiful walking pathways while still being close to schools, shopping and all the amenities you need. With a flexible multi-level layout, oversized garage, incredible location and plenty of space for everyone, this Woodhaven home is ready to welcome you. Contact today for more information or to

arrange your private viewing!