

\$1,249,000 - 307 Woodhaven Bay Sw, Calgary

MLS® #A2259536

\$1,249,000

4 Bedroom, 4.00 Bathroom, 2,721 sqft

Residential on 0.22 Acres

Woodbine, Calgary, Alberta

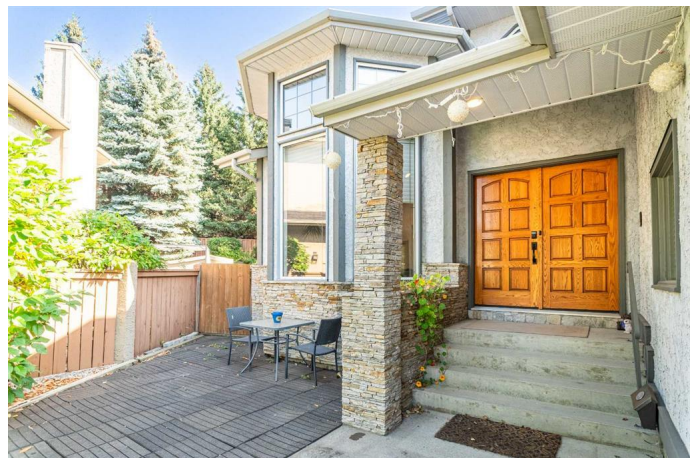
Executive Home Across from Fish Creek Park!

This exceptional 4-bedroom executive residence sits proudly on a massive pie-shaped lot with a rare triple garage, offering the perfect blend of elegance, comfort, and location. Inside, you'll find gleaming hardwood floors, granite countertops, a main floor den, formal living and dining rooms, plus a spacious master retreat designed for relaxation. The fully developed basement provides even more living and entertaining space, while the expansive deck overlooks your beautifully treed, fenced backyard—an outdoor oasis for family and friends. Recent upgrades add peace of mind, including a new roof (2022) and furnace & A/C (2021). Just steps from the trails and beauty of Fish Creek Park, this home is the perfect balance of nature and convenience. Built for families who love to entertain and live in style—this one won't last!

Built in 1988

Essential Information

MLS® #	A2259536
Price	\$1,249,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,721



Acres	0.22
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	307 Woodhaven Bay Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5S2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Boutique Properties Inc.
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