

# \$585,000 - 173 Woodhaven Drive, Okotoks

MLS® #A2228998

**\$585,000**

4 Bedroom, 3.00 Bathroom, 2,167 sqft

Residential on 0.14 Acres

Woodhaven, Okotoks, Alberta

**HUGE PRICE REDUCTION!** Welcome to this gorgeous fabulous raised bungalow on a large corner lot, that has views over the Sheep River escarpment. The floorplan on this home is ideal for multi generational living or for a home run business as the main living areas are on the upper floor. On the entrance level is huge family room with a gas fireplace with brick surround, this room has a lovely bay window that overlooks the front yard. On this level is a large bedroom #4 or home office and a half bath. Completing this floor is a large laundry room with sink and built in cabinets and a den space. On the upper level is huge living/dining room with lovely hardwood floors. The kitchen/eating area has lots of cabinets, a pantry and a great nook area with doors leading onto the deck. Relax on the deck and enjoy the far reaching views towards the Sheep River Valley. On this level there are 3 good sized bedrooms, the primary bedroom features a 3 piece ensuite with tiled shower and a walk in closet. The other 2 bedrooms both have bay windows and one has a built in desk. A 4 piece bathroom completes this level. The fabulous yard features mature trees, a huge block patio with firepit, flower beds and lawned areas - plenty of play space for the family or pets! View 3D/Multi Media/Virtual Tour!

Built in 1981

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2228998    |
| Price          | \$585,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,167       |
| Acres          | 0.14        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 173 Woodhaven Drive |
| Subdivision | Woodhaven           |
| City        | Okotoks             |
| County      | Foothills County    |
| Province    | Alberta             |
| Postal Code | T1S 1L8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home                                                                      |
| Appliances        | Bar Fridge, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Family Room, Gas, Brick Facing                                                                          |
| Basement          | None                                                                                                    |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                    |
| Lot Description   | Corner Lot, Irregular Lot, Landscaped, Back Yard, Street Lighting |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 70             |
| Zoning         | TN             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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