

# Welcome Home to

228 WOODHAVEN BAY SW



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Beautiful custom built home in Woodbine! Rarely do properties become available on this quiet cul-de-sac steps to Fish Creek Park. Over 3600 SF of finished living space, situated on a large pie lot. The main floor of this bright and welcoming European style home features 9' ceilings, walnut hardwood floor, large windows & extensive built-ins. The upgraded kitchen comes complete with stainless steel appliances, a new induction cooktop, pantry, granite counters and tiled floor with heated work zone. On the upper level you will find a master suite plus 3 generous sized bedrooms. The main bath includes double sinks with granite counters, and travertine tile floors. The travertine master suite provides a walk-in closet, 2 person jetted tub, tiled shower, granite counters with dual sink and heated floor along the vanity. The partial finished basement allows for future development with a roughed in bathroom and perfect space for a home gym, office or wine cellar! The finished entertainment area includes a gas fireplace, has been finished with large built-ins to accommodate A/V equipment, and has been wired for speakers. The 9' ft ceilings with steel I-beam support allow for a large open space. The backyard oasis is perfect for a relaxing evening or a garden party. The stamped concrete deck finished with full stone walls and capping leads to a lower paved patio and rock garden. Fully landscaped with exterior garden lighting, with a 7 zone in-ground sprinkler system. Over-sized attached 2 car garage has offers epoxy coated flooring and extended ceiling to accommodate optimum storage. Close to both private and public schools, Canyon Meadows Golf & all amenities. Easy access to the new ring road & Costco. Please see our attached feature sheet for a full list of what this home has to offer!







**MLS:** A1016669  
**Year Built:** 1989  
**Style:** 2 Storey  
**Total SqFt:** 2,993  
**Taxes (2019):** \$5,289  
**Parking:** Double Garage Attached  
**Exterior:** Brick, Stone, Stucco

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**Living Room:** 16'4" x 12'8" M  
**Kitchen:** 14'0" x 13'0" M  
**Dining Room:** 15'2" x 13'10" M  
**Family Room:** 21'0" x 14'6" M  
**Master Bed:** 17'10" x 14'0" U  
**Bedroom:** 12'4" x 12'2" U  
**Bedroom:** 12'8" x 10'0" U  
**Bedroom:** 12'8" x 10'4" U

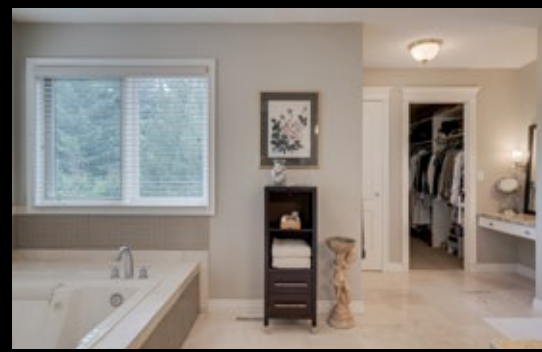
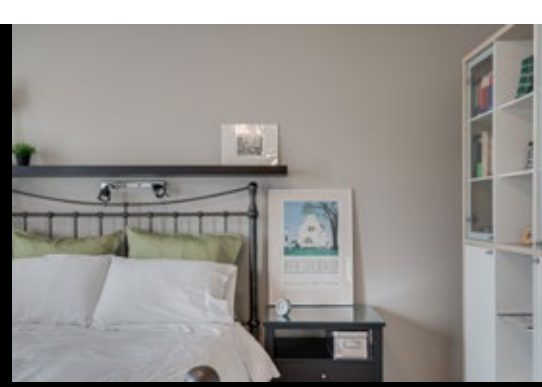
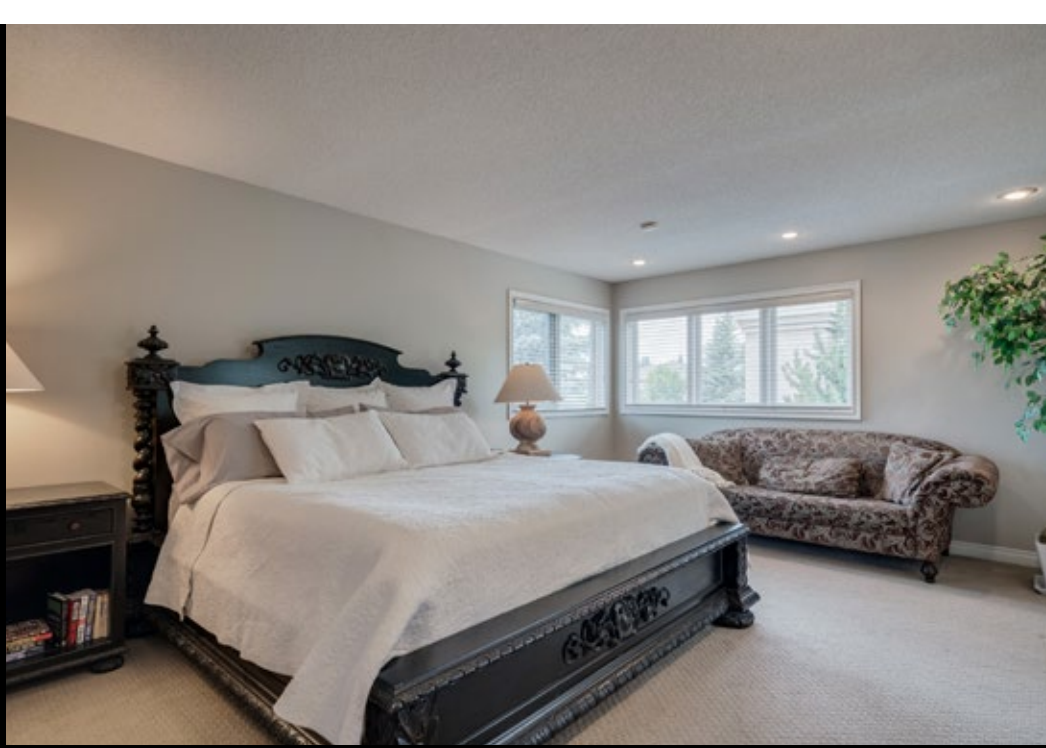
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## 228 Woodhaven Bay SW Feature Sheet

- furnaces, hot water tank and windows upgraded in the last 5 years
- Vacuflow including outlet in the garage
- Central air conditioning

### Kitchen

- stainless steel appliances including new induction cook-top
- granite countertops
- tile floors with heated work zones
- recessed lighting
- glass tile backsplash

### Main Floor

- built-ins
- gas fireplace with marble surround
- walnut wood floors
- crown moulding
- large windows

### Upper Level

- 3 generous sized bedrooms with new carpet
- 5 piece bath with travertine heated tile floors, dual sinks with Kohler fixtures
- new carpet in hallways

### Master Suite

- walk-in closet with built-ins
- large enough for king sized bedroom suite
- recessed lighting
- ensuite features travertine heated floors, dual sink and vanity with granite counter-tops, double jetted tub, walk-in tiled shower with bench

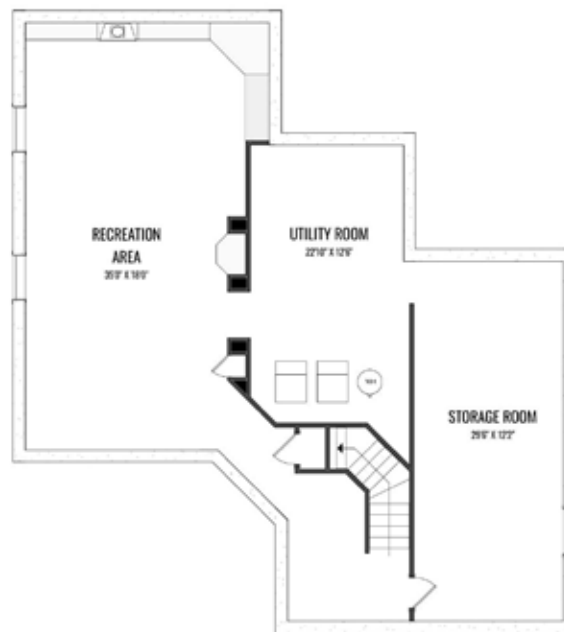
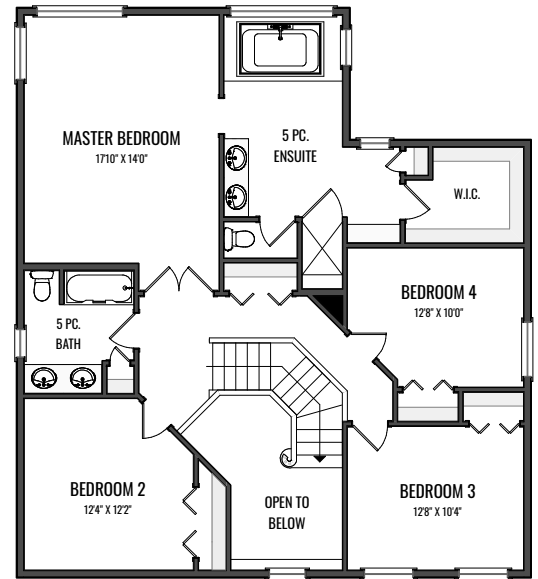
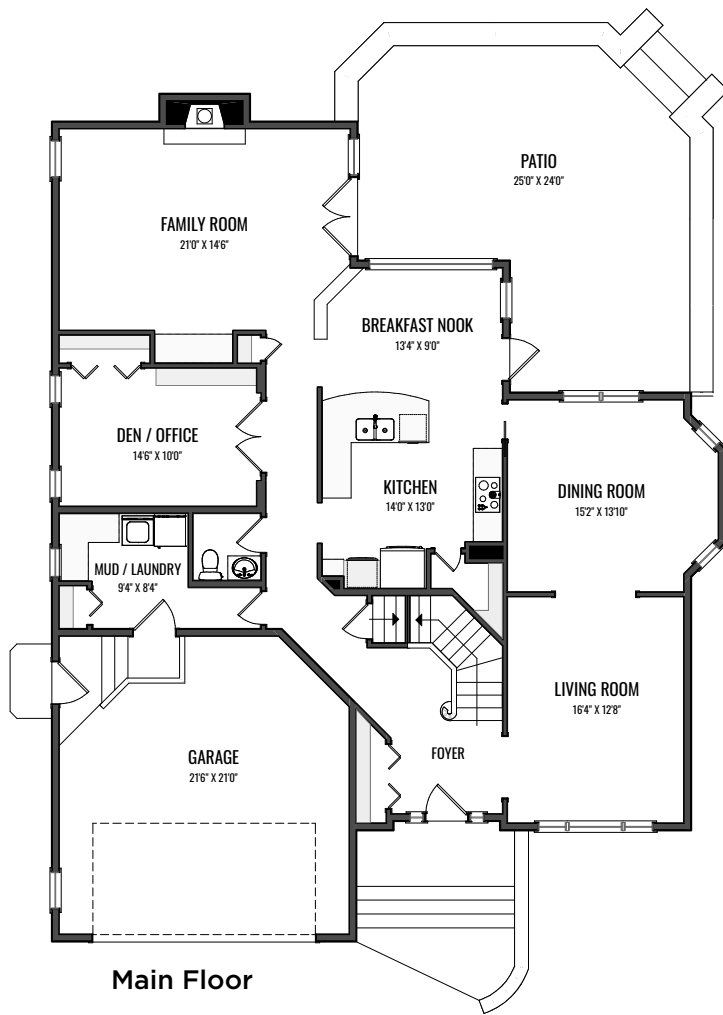
### Basement

- recessed lighting
- large entertainment built-in including concealed cabinets for front and centre channel speakers
- wired for A/V including 2 wall mounted and 2 ceiling mounted speakers
- 9 foot ceilings with steel i-beam support creating a large free span space
- large windows
- bathroom rough-in
- undeveloped space large enough to accommodate a home gym, office or wine cellar

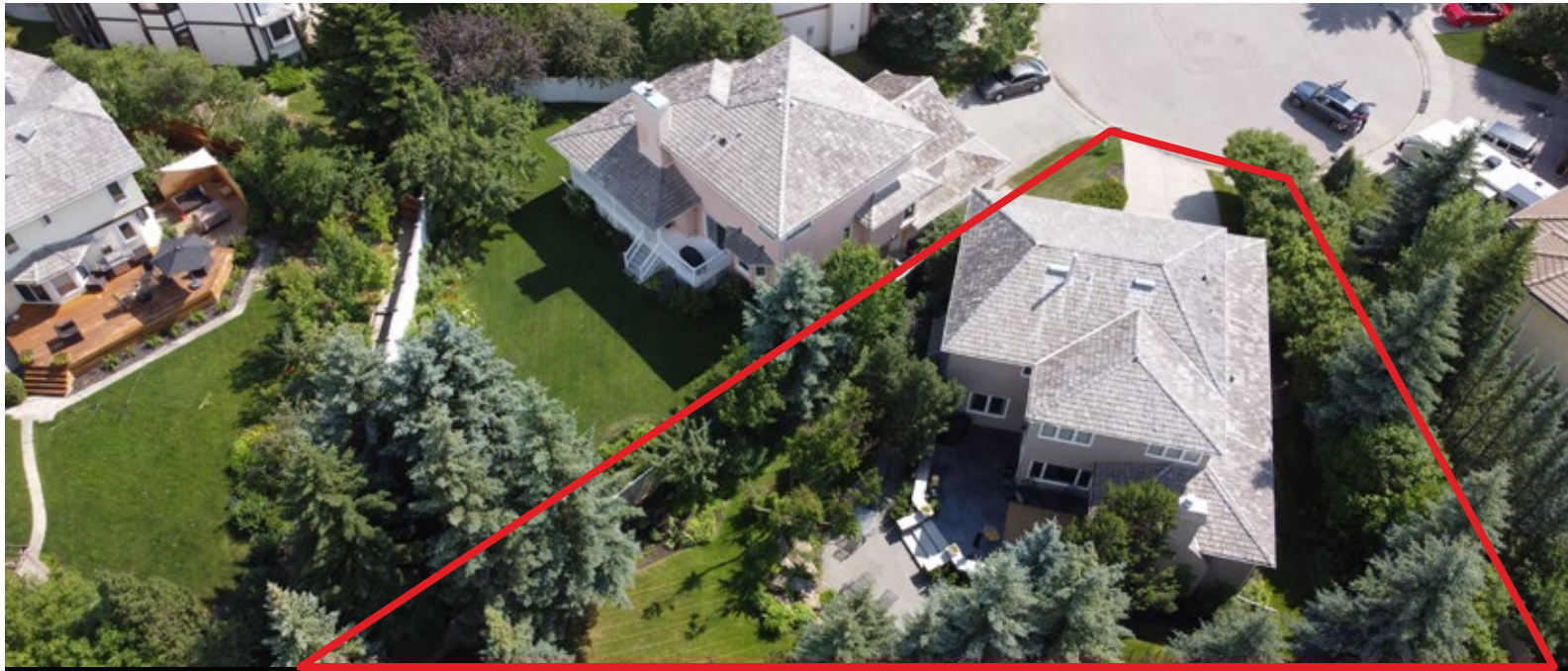
### Exterior

- pie lot with no back neighbours
- 7 zone programmable sprinkler system
- stamped concrete deck with full stone walls and capping
- exterior garden lighting
- lower paved patio with adjoining rock garden
- fully landscaped and treed offering maximum privacy
- BBQ gas line
- fully fenced and landscaped
- oversized attached 2 car garage with 8' garage door, epoxy floors & extended height ceilings

CZ







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