

# \$550,000 - 109 Woodbend Way, Okotoks

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MLS® #A2215599

## \$550,000

4 Bedroom, 2.00 Bathroom, 1,481 sqft

Residential on 0.13 Acres

Woodhaven, Okotoks, Alberta

OPEN HOUSE THIS SATURDAY May 10th from 2-4PM! WELCOME TO GRANDMAS HOME! This is an outstanding opportunity to own a detached bungalow with a garage to keep your cars and toys warm this winter and a developed basement giving you ample space. THIS PLACE IS PRICED TO SELL! Be welcomed by a nice quiet street, as you enter your front door to this very clean, well-maintained home. You'll be greeted by a large entrance with a living room on one side and dining area on the other that leads to your kitchen. Also, on this floor are three nice sized bedrooms and primary with ensuite. A second bathroom completes the main floor. Basement is developed with plenty of storage! Head out back to the private yard and large deck with a newer fence, enjoy the beautiful mature backyard with amazing gardens and sunshine!

Built in 1982

## Essential Information

MLS® #	A2215599
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,481
Acres	0.13
Year Built	1982



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	109 Woodbend Way
Subdivision	Woodhaven
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1L6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Range Hood, Window Coverings, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
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Days on Market	3
Zoning	TN

**Listing Details**

Listing Office	CIR Realty
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