

# \$529,900 - 132 Woodburn Crescent, Okotoks

MLS® #A2223623

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.12 Acres

Woodhaven, Okotoks, Alberta

Welcome to this charming and well-maintained 4-level split, offering a fantastic blend of space, character, and comfort in a quiet, established neighborhood. This 4-bedroom, 3-bathroom home features a thoughtful layout perfect for families and those who love to entertain.

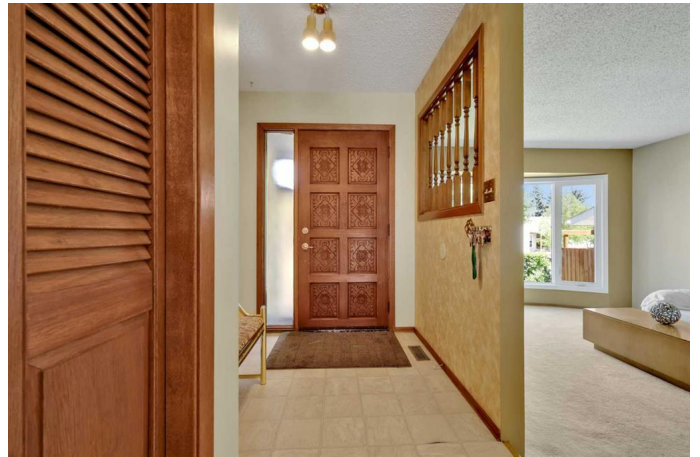
Step inside to find a sunken living room with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The formal dining room is ideal for hosting dinners, while the cozy casual nook off the kitchen provides a great space for everyday meals. The kitchen boasts beautiful views of the private, south-facing backyard – with no houses directly behind, you™ll enjoy peace and privacy all year round.

Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite with two windows and a tastefully updated ensuite. A fourth bedroom on the lower level offers flexibility for guests, a home office, or teen retreat.

The family room, located just a few steps down from the kitchen, features a gas fireplace and built-in bar – perfect for relaxing or entertaining. Need more space? Head down to the large basement rec room for games, hobbies, or movie nights.

Additional highlights include:

New roof (2022), furnace (2021) hot water tank (2022), built-in vacu-flo system (working, no power head), workshop or extra storage area, utility room with built-in shelving, attached



double garage, new dishwasher (1 year old)  
With a great layout, loads of storage, and a peaceful backyard oasis, this home is ready for your personal touch. Donâ€™t miss the opportunity to own a solid family home in a desirable location!

Built in 1981

**Essential Information**

MLS® #	A2223623
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,324
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	132 Woodburn Crescent
Subdivision	Woodhaven
City	Okotoks
County	Foothills County
Province	Alberta
Postal Code	T1S 1L3

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bar, Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Level, Many Trees, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	8
Zoning	TN

## Listing Details

Listing Office	RE/MAX First
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