

\$799,900 - 74 Wood Valley Drive Sw, Calgary

MLS® #A2208722

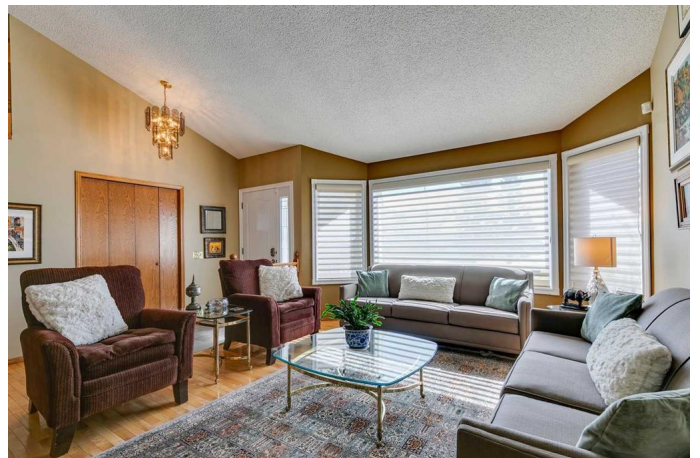
\$799,900

4 Bedroom, 4.00 Bathroom, 2,167 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Immaculate, lovingly maintained, one owner home! 2 storey, 4 bed, 4 bath substantially upgraded home with over 3185 sq ft of renovated living space! This home features newer triple pane windows, updated kitchen + bathrooms, custom blinds, beautifully maintained maple hardwood + porcelain tile flooring, & soaring vaulted ceilings that drench this spectacular residence in sunlight. The kitchen boasts extended height white custom cabinets, pantry with pullout shelves, oversized pots & pans drawers, a kitchen island, built-in garbage bin & stainless steel appliances including a gas cooktop & built-in oven & microwave, granite countertops & breakfast nook. French door access to the deck with gas hookup + stairs leading down to a stone patio in the private landscaped & treed yard with convenient alley access. The main floor features a good sized tiled foyer & a large open living & dining room with dramatic vaulted ceilings. The cozy main floor family room is open to the kitchen + nook & features a stone clad gas fireplace surrounded by custom built-ins. A fourth bedroom is conveniently located on the main level next to an upgraded 3 pc bath with luxurious walk-in waterfall shower. The laundry & a coat closet are situated as you come in from the garage. The king sized master bedroom on the upper level includes a walk-in closet, & a spa-like ensuite with granite counters, a glass walk-in shower & a soaker tub with massaging air jets. The 2nd & 3rd bedrooms are a good size &



are adjacent to a tastefully upgraded 3pc bath with granite counters + oversized glass shower. The fully finished lower level offers a huge flexible family/games room with more built-in shelving, another gas fireplace, & a spacious den, along with hook ups for a second laundry room, another 3 pc bath, & lots of storage. Other upgraded features include central air throughout, central vac, water softener, radon mitigation system, sprinkler system, lifetime warranty on shingles, heat exchanger, & 2031 warranty on energy efficient furnace.

The double attached garage & driveway offer ample parking space, on a quiet street with only local traffic. LOCATION, LOCATION, LOCATION! Walking distance to schools, parks, playgrounds, & shopping! Not to mention minutes from Fish Creek Park, Costco Wholesale & the new Ring Road!

Built in 1988

Essential Information

MLS® #	A2208722
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,167
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	74 Wood Valley Drive Sw
Subdivision	Woodbine
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 5V6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office

RE/MAX Landan Real Estate

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