

# \$629,900 - 76 Wood Valley Rise Sw, Calgary

MLS® #A2253607

## \$629,900

4 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Welcome to 76 Wood Valley Rise, This immaculately kept 3 Bedroom, 2 bathroom Bungalow is steps from Fish Creek Park with easy access to shopping, Schools, Transit and Stoney Trail. Features include a sunken living room, main floor laundry with additional basement laundry rough in, ceiling fans,, separate dining room and family room both accessible off of the kitchen. The French patio doors to the South facing deck allow you to enjoy the sunshine throughout the day. The oversized attached double garage provides parking and storage. In the basement there is a workshop, office, rec room, wet bar and family room and the mechanical room has a water softener and energy efficient Furnace and water heater.

Built in 1984

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253607    |
| Price          | \$629,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,490       |
| Acres          | 0.14        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 76 Wood Valley Rise Sw |
| Subdivision | Woodbine               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W5S5                 |

### Amenities

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

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                          |
| Cooling           | None                                                                                                                             |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full                                                                                                                             |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Lawn |
| Roof              | Asphalt Shingle                                          |
| Construction      | Brick, Metal Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 20                 |
| Zoning         | R-CG               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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