

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

MLS® #A2208722

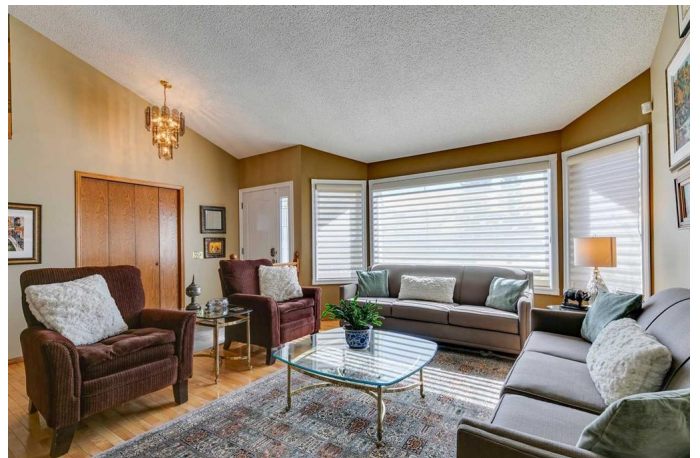
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,167 sqft  
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

\*\*\*\*OPEN HOUSE AT 74 WOOD VALLEY DR  
SW SATURDAY APRIL 5 2025 AND SUNDAY  
APRIL 6 2025 FROM 2:00PM TO 4:00PM\*\*\*\*

Immaculate, lovingly maintained, one owner home! 2 storey, 4 bed, 4 bath substantially upgraded home with over 3185 sqft 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, 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), French Door
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
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
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Days on Market 1  
Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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