



GRASSROOTS
REALTY GROUP

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229 Wood Valley Place SW
Calgary, Alberta

MLS # A2261875



\$859,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,021 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Many Trees, Pie Shaped Lot, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

OPEN HOUSE OCT 4 11AM-2PM

Welcome to this beautifully updated home tucked away on a quiet cul-de-sac in the heart of Woodbine. Sitting on a large southwest-facing pie lot, the property offers incredible privacy with mature trees, a firepit, and a two-tier deck complete with a gas BBQ line—perfect for entertaining and family gatherings. Inside, you’ll love the vaulted ceilings and open design that highlight the renovated kitchen with quartz countertops, built-in cabinetry, and updated appliances. The main living areas flow seamlessly into a formal dining room, living room, and a cozy family room with a gas fireplace and built-in accents that opens to the backyard. Upstairs features a spacious primary retreat with a spa-like ensuite, two additional bedrooms, and another fully updated bathroom. The main floor includes a convenient den/office and mudroom entry from the garage, while the finished basement offers a large rec room, an additional bedroom, and plenty of flexible living space. With modern updates throughout, and walking distance to schools, playgrounds, Fish Creek Park, and nearby shopping, this home is truly move-in ready and a must-see.