



GRASSROOTS
REALTY GROUP

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123 Wood Valley Drive SW
Calgary, Alberta

MLS # A2328675



\$759,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,800 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: no

Welcome to 123 Wood Valley Drive SW, a beautifully renovated home located on a quiet, family-friendly street in the sought-after community of Woodbine. Offering around 2,300 sq. ft. of developed living space, this move-in-ready property has been extensively updated with quality finishes throughout. The main floor is bright, inviting, and designed for modern living. Luxury vinyl plank flooring flows throughout the space, leading to a stunning chef-inspired kitchen featuring full-height white cabinetry, quartz countertops, premium Bosch appliances, a custom white oak island with a built-in wine cooler, a farmhouse sink, designer lighting, and a stylish coffee station. A garden door provides direct access to the maintenance-friendly composite deck with a natural gas BBQ hookup, overlooking the private, landscaped backyard. The adjoining dining area is ideal for family dinners and entertaining, while the spacious family room offers a cozy gas fireplace and plenty of room to gather. A renovated powder room, convenient main-floor laundry, and a versatile fourth bedroom or home office complete this level. Upstairs, the home offers three generous bedrooms, each featuring custom California Closets. The primary bedroom includes a private full ensuite, while the additional full bathroom has been freshly updated to complement the home's modern design. The fully finished basement adds valuable living space with brand-new carpet, a large recreation room, abundant storage, and a flexible hobby room that could easily serve as a fifth bedroom, gym, or office. Numerous recent improvements include new windows with custom window coverings, Malarkey Legacy Class 4 impact-resistant shingles, a high-efficiency furnace, hot water tank, upgraded attic insulation, California Closets throughout, new interior closet doors and hardware, and a composite deck with a

natural gas BBQ connection. Perfectly positioned across from a park and pathway, this home is just minutes from Fish Creek Provincial Park, excellent schools, shopping and restaurants at Buffalo Run, Costco, and convenient access to the Tsuut'ina Trail (Calgary Ring Road). This exceptional home combines thoughtful renovations, outstanding functionality, and an unbeatable location. Don't miss your opportunity to own this beautifully updated Woodbine gem