

\$875,000 - 254 Wood Valley Place Sw, Calgary

MLS® #A2093739

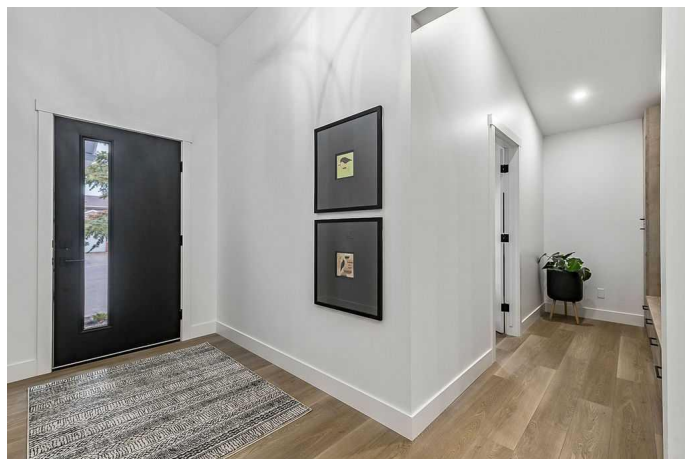
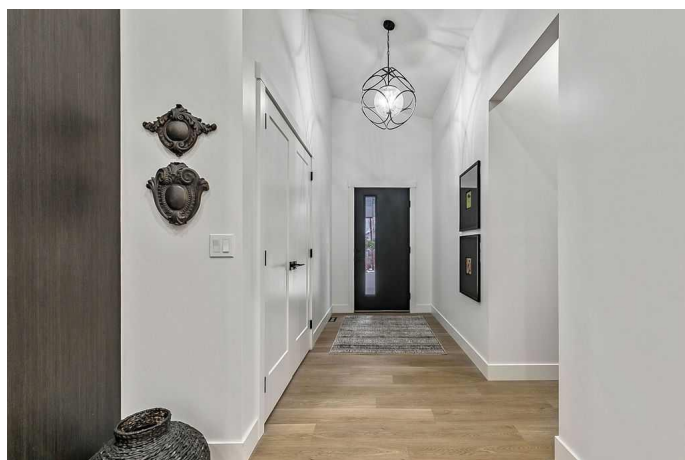
\$875,000

4 Bedroom, 4.00 Bathroom, 2,184 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Presenting 254 Wood Valley Place SW. A fully renovated, exceptional residence, on a quiet cul-de-sac in the highly sought after community of Woodbine. Every inch of this stunning home has been thoughtfully planned & executed. This 4-level split has close to 3000sf of developed living space & sits on a large West facing lot - just steps from a park and playground. First impressions are everything & this home will exceed all of your expectations. On the exterior, the bright white siding with black trim & doors, & modern industrial themed exterior lights - give a small taste of what's to come. Enter into the foyer & be immediately impressed by the clear sightlines to the kitchen, dining, & upstairs with incredible vaulted ceilings & bright modern, designer colour palette. To your left, you'll find a custom built-in alcove for coats & shoes, plus drawers for storage. Tucked away is the private home office, with large sunny windows & a tranquil view of the mature trees in the front yard. Let's head into the kitchen - which is nothing short of spectacular! Dramatic vaults with sky-lights & recessed lighting, custom charcoal & natural wood toned cabinetry, open shelving, & stunning white quartz countertops. The large central island has plenty of workspace & room to seat 4. There is an impressive white brick wall with an alcove for the stove & a convenient pot-filler. The stainless steel appliance package consists of a 5 burner gas stove with low profile hood fan, french door refrigerator, dishwasher & bar



fridge. If you love entertaining, serving guests is simplified with the spacious butler's pantry located just off the kitchen. This is also where you will enter into the mudroom & garage. There is an elegant dining room with plenty of room for large gatherings. This area also benefits from the incredible vaulted ceilings and skylights. The main floor of this home has so many thoughtful, well-designed spaces to gather & entertain. Upstairs, you'll find 3 generous sized bedrooms. The primary suite is bright & spacious with sunny windows, panelled wall detailing, & double closets complete with built-ins. The ensuite is absolutely gorgeous, boasting a large vanity with dual sinks, designer lighting, wall-to-wall tiles, custom walk-in shower, deep soaker tub & gorgeous black ledgerstone wall. Bedrooms 2 and 3 share a new full bathroom. The third level is just a few steps down from the kitchen. Here you will find a spacious family room with cozy wood burning fireplace. Take notice of the incredible finishing details including open shelves & shiplap walls. This level also has a 1/2 bath, family-sized laundry room, and bedroom 4. Located on this level, you will find sliding doors leading to the expansive patio. The basement has been developed with a TV area, full bathroom, & flex room. Further features: 2 high-efficiency furnaces, new windows, exterior doors, deck, fence, & lighting. As well, 2 newer hot water tanks & newer roof. This home is a must see in person!

Built in 1987

Essential Information

MLS® #	A2093739
Price	\$875,000
Sold Price	\$905,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,184
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	254 Wood Valley Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5T7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 28th, 2023
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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