

\$709,000 - 18 Wood Valley Road Sw, Calgary

MLS® #A2122359

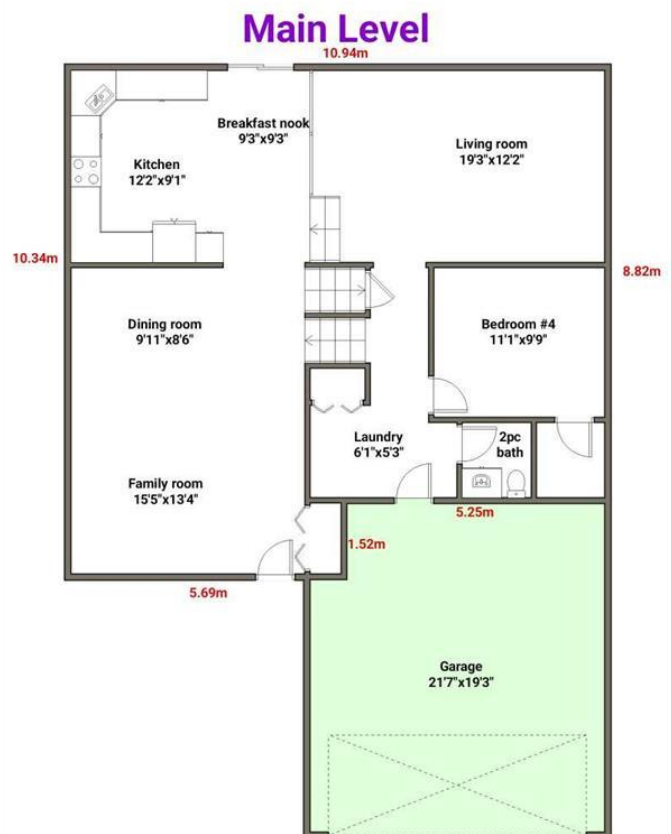
\$709,000

4 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

First time on the MLS! Phenomenally located and beautifully maintained, this Woodbine original-owner home is absolutely lovely with pride of ownership very apparent throughout. A tidy front yard with a newly re-paved driveway is picture-perfect. Inside, the living room has vaulted ceilings and enjoys sunlight from the south through the bay window, and the classic floor plan is open to the dining area. Gorgeous hardwood runs throughout the level in pristine condition. A spacious kitchen layout offers plenty of counter and cabinet space and tons of natural light. In the breakfast nook, newer sliding glass doors step out to the deck. The sunken family room will be a favourite spot to curl up for movie night, with a gas fireplace and impressive built-ins. This level includes a large bedroom, great for a home office or guestroom. There is also a powder room in the hall, and a laundry area shares the mudroom with the double-attached garage. Upstairs, the primary bedroom has double closets and a three-piece ensuite. Two more bedrooms are on this level, as well as the main bathroom to round out the family-friendly layout. Downstairs, the unfinished basement offers endless possibilities. Set up your gym or games area as-is, or develop your dream lower level. Outside, you will love warm afternoons on the new deck, dining al fresco on the brick patio, or playing with kids or pets on the huge lawn. Mature trees create a parklike feel and loads of privacy. This community is one of



Calgary’s hidden gems, known for its longstanding residents and quiet, family-friendly streets. Within a block, you can find parks and pathways, and schools are also in walking distance. Just down the road, you can access popular Fish Creek Park for hours of hiking and biking fun. Woodbine Square provides an array of amenities only minutes away, and Costco is just on the other side of Stoney Trail. Proximity to primary routes is excellent here, giving you easy access to visit other areas of the city, and the orientation along the west side means you can be out into the mountains for adventures anytime you like. See this one today!

Built in 1987

Essential Information

MLS® #	A2122359
Price	\$709,000
Sold Price	\$693,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,787
Acres	0.14
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	18 Wood Valley Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 5Y2

Amenities

Parking Spaces 4
Parking Double Garage Attached, Drive In

Interior

Interior Features Built-in Features, Ceiling Fan, Hardwood Floors, Pet Animal Home, No Smoking Home
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full, Unfinished



Exterior

Exterior Features Private Yard
Lot Description Back Yard, Cul-De-Sac
Roof Asphalt Shingle
Construction Brick, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024
Date Sold April 24th, 2024
Days on Market 12
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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