

\$720,000 - 32 Wood Valley Rise Sw, Calgary

MLS® #A2130491

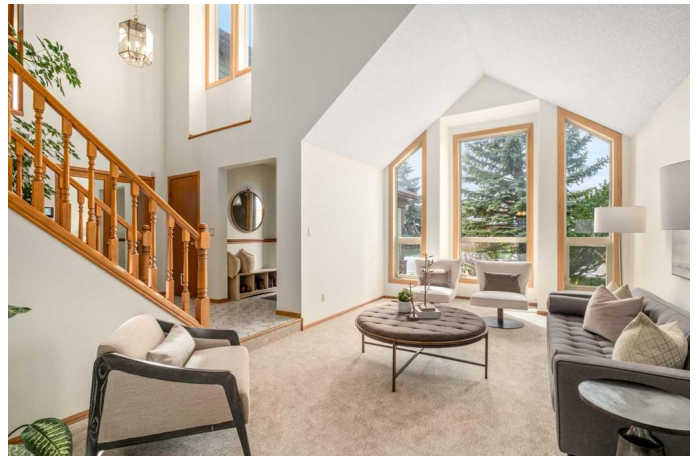
\$720,000

3 Bedroom, 3.00 Bathroom, 2,216 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

CANCELLED! OPEN HOUSE, Saturday. This incredible 3+1 bedroom home is just over 2,200 sq feet, plus the lower level that offers another 1150 sq feet! The moment you walk in, you'll be greeted by vaulted ceilings and a grand staircase-an absolute sense of luxury. The front living room has expansive windows which bring in an abundance of natural light into the space. With the front room, the living room with a cozy fireplace, bonus room upstairs and the basement- there are 4 separate living spaces for the family. This will be great for everyone to have their own time for tv, video games and homework. You will not run out of room in this home! If children are not in your roost, no problem, this home would be great for those "work from home"™ folks or hobbyists- main floor office and the bonus room upstairs can both be used as an office! The perfect sized office that looks out into the backyard offers amazing windows. The laundry and a half-bath are on the main floor, as well as a closet that has been converted to a pantry space for all the extra food/storage needs, or make it an extra coat/shoe closet! This basement is a perfect place for movie nights, or a teenage hang out zone. The backyard is a paradise garden that hosts a gazebo, firepit, play structure and raspberry plants! The interior of this home has just been freshly painted, and had new carpets installed-both up and down. There is also a brand new furnace, humidifier and thermostat. The garage door was just replaced. The roof is



only about 1.5 years old, the exterior was painted under 2 years ago. Big ticket items have been taken care of for you! This location is outstanding! Three-minute walk to the entry of Fish Creek Park, a massive urban forest in your backyard for all the walks and bike rides you could want. Speaking of 3-minutes, Taza Exchange (new shopping area at Buffalo Run) is a quick drive (or walk)- which has Costco, Fuel Stations, Dollarama, Tim Hortons, Dentist, Chiropractor and much more! Getting on and off of Stoney Trail is so quick, and this west location will get you to the mountains fast should you want to hit the hiking trails or ski hill!

Built in 1985

Essential Information

MLS® #	A2130491
Price	\$720,000
Sold Price	\$753,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Wood Valley Rise Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 5S6

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Bookcases, Pantry, Soaking Tub, Storage, Sump Pump(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Playground

Lot Description Back Yard, Fruit Trees/Shrub(s), Gazebo, Garden, Low Maintenance Landscape, Landscaped

Roof Asphalt Shingle

Construction Other

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2024

Date Sold May 26th, 2024

Days on Market 10

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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