

# \$949,000 - 331 Wood Valley Bay Sw, Calgary

MLS® #A2175690

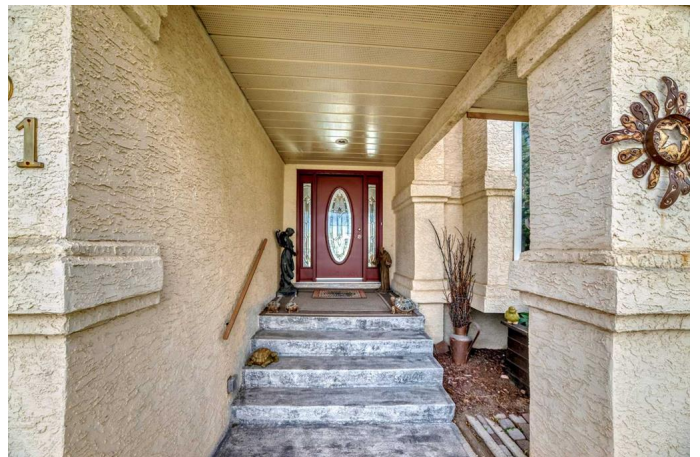
**\$949,000**

6 Bedroom, 4.00 Bathroom, 2,833 sqft

Residential on 0.27 Acres

Woodbine, Calgary, Alberta

LOOKS LIKE CHRISTMAS HAS COME EARLY!!! Waking up Christmas morning in this BEAUTIFUL 2 Story Home will be your BEST CHRISTMAS EVER! And a Christmas Wish that we can make come true! With 6 Bedrooms & 3 ½ baths, this home is suitable for any family size, & room for all of your guests. One of the downstairs bedrooms is currently set up as a fantastic craft room, & another as a spacious home office. Your imagination & needs are your only limits in this home. Spacious kitchen with tons of storage, custom resin & epoxy island & large West facing windows to take in the panoramic MOUNTAIN VIEWS! Stainless steel appliances, including a gas countertop range & built-in wall oven, & French door refrigerator with bottom freezer! Off the kitchen, you can walk straight out to your West Facing upper deck to take in the mountains & stunning sunsets! Plenty of room for a BBQ area, dining AND conversational seating areas. The formal dining room just off the kitchen & family room has the space you will need to host all of your holiday celebrations & dinners. Open & Airy family room with floor to ceiling windows, captures the same beautiful mountain views, & features a stylish & cozy wood burning fireplace to curl up in front of with your favorite book or holiday movie. This home also houses a great front living room, to be used as you see fit. Would make a great front home office! Did I mention it also has Main Floor Laundry, which means no more lugging laundry to & from the basement!



Upstairs is where you will find the expansive primary suite with the same panoramic mountain views! The 5-piece ensuite, complete with jetted tub for 2, a beautiful tiled walk-in shower, & double sinks is where you will leave all of your stresses of the day. Large walk-in closet with space for all of the essentials in your wardrobe! Youâ€™ll also find 2 more spacious bedrooms & an additional main 4-piece bathroom. In the WALK-OUT basement there are an additional 3 bedrooms, one of which is being used as a fantastic craft room (flooring is covered to protect them)! Tons of room to set up a theatre room, games room or a relaxing yoga studio in the recreational room. From there you can walk straight out to your over-sized back yard. Room to house a dog run, garden, room for the kids play centre & whatever your hearts desire. Attached double garage with storage rounds out this magnificent home in a quiet cul-de-sac. The ONLY THING this property LACKS IS YOU & YOUR FAMILY to make it complete! It is MOVE-IN Ready! Quick access to Stoney Trail, Costco, & shopping at Buffalo Run. Direct access to walk/bike paths & Fish Creek Park. Recent upgrades are: Complete Ensuite renovation, Roof Repairs & New Shingles, Yard Landscaping, trees, grass & sheds, bathrooms refinished & New toilets, Garage Gas Heater, Both Furnaces & pipes all in 2019. Replaced 36 windows (triple pane & tinted) & 2 doors in 2021. Kitchen fully updated including island counter & cupboards, & Hot Water tanks in 2023. â€œHome Is Where Your Story Beginsâ€•

Built in 1989

### **Essential Information**

MLS® #	A2175690
Price	\$949,000
Sold Price	\$938,888

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,833
Acres	0.27
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	331 Wood Valley Bay Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5Y6

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

### Interior

Interior Features	Ceiling Fan(s), Chandelier
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Mantle, Wood Burning, Brick Facing, Glass Doors, Masonry, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Pie Shaped Lot, Private, City Lot, Cul-De-Sac, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 28th, 2024
Date Sold	November 14th, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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