



THE
A-TEAM

**RE/MAX
FIRST**

240 WOOD VALLEY Drive, Calgary T2W 5X7

MLS®#: **A2161500**

Area: **Woodbine**

Listing Date: **10/18/24**

List Price: **\$725,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar: **6,027 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,218**
Low Sqft:
Ttl Sqft: **2,218**

DOM

11
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey Split**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gazebo,Garden**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Garden,Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Water Softener**
Int Feat: **Bookcases**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`2" x 6`10"
Dining Room	Main	12`2" x 14`1"
Family Room	Main	16`3" x 17`0"
Laundry	Main	5`10" x 7`3"
Bedroom	Second	10`11" x 11`0"
Family Room	Lower	12`8" x 14`7"
Dining Room	Lower	12`0" x 15`7"

Room	Level	Dimensions
Eat in Kitchen	Main	10`10" x 14`1"
Living Room	Main	13`1" x 16`9"
Bedroom	Main	10`11" x 14`1"
Bedroom - Primary	Second	14`1" x 14`6"
Bedroom	Second	9`6" x 10`8"
Flex Space	Lower	14`7" x 15`11"
Office	Lower	12`0" x 15`7"

Storage
 2pc Bathroom
 3pc Ensuite bath
 Sunroom/Solarium

Lower 4`10" x 6`8"
 Main 3`5" x 7`7"
 Upper 6`0" x 8`3"
 Main 10`0" x 23`0"

Furnace/Utility Room
 3pc Bathroom
 3pc Bathroom

Lower 7`6" x 17`3"
 Upper 4`11" x 7`6"
 Lower 6`6" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8510620**

Zoning:
R-C1

Remarks

Pub Rmks: **OPEN HOUSE and garage sale Saturday& Sunday October 26th & 27th from 10-2 p.m. This is a terrific family home, well maintained, with lots of space for entertaining or family time. The covered front entryway leads to a spacious front foyer then to a large and inviting living room (with a bay window) with one step up to a formal dining area. Note the gorgeous ceiling light - a real showstopper! Lots of space in both these rooms, with tons of natural light. The bright kitchen has a large eat-in peninsula for the kids or the perfect spot to enjoy a glass of wine while the cook puts the final touches on dinner. Lots of cupboard and counter space here, plus also an induction stove, microwave and a new garburator. Go down just a step to the family room with a cozy wood burning fireplace and patio doors out to a fabulous 3 season sunroom, built in 2009. There is hardwood and tile throughout. Still on the main floor, there is a large main floor bedroom/office, filled with light. The 2 piece bath is just across the hall, with the laundry room close by near a mud room area and side door. Upstairs, there is a big primary bedroom with a three-piece ensuite, large closet and more of those big windows for that beautiful light streaming in. Two other good sized bedrooms (one with a murphy bed), plus a full bath complete the upper floor. The lower level is completely finished with loads of entertaining or kids/teens space, with another bathroom, plus a large study/office/hobby room with a walk in closet. There is extra storage in the utility room. The south facing expansive back yard is a gardeners dream, with extensive work done to make this an oasis in the city. A covered gazebo, cobblestone paths, yard lights, arbours, 2 awnings (one with an automatic wind closure system), and several smaller conversation areas make this a lovely place to spend time and bird watch. It's quiet and private. The double attached garage has lots of storage plus new garage controls, with extra wide driveway. An extra deck on the side of the house has space for storage, a place for your BBQ (with gas line) and a sunny sitting space for your morning coffee too. The front yard has been redone completely to make it a low maintenance space with beautiful paths and lighting. New roof in 2020! The house boasts underfloor heating in kitchen and lower bathroom, solar panels on the roof, it's close to Fish Creek Park and quick access to Stoney Trail, elementary schools and a kids park. This is a lovely and established area ready for a new family.**

Inclusions: **none**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













