



THE
A-TEAM

**RE/MAX
FIRST**

143 WOOD VALLEY Bay, Calgary T2W5Y2

MLS®#: **A2163966** Area: **Woodbine** Listing Date: **09/08/24** List Price: **\$829,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **5,920 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,935**
 Low Sqft:
 Ttl Sqft: **1,935**

DOM

11
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Bar,Granite Counters,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`10" x 4`4"	Dining Room	Main	8`3" x 15`1"
Foyer	Main	5`2" x 11`7"	Kitchen	Main	9`0" x 12`0"
Living Room	Main	19`5" x 23`4"	Family Room	Main	18`6" x 12`2"
Office	Main	9`8" x 8`2"	4pc Bathroom	Second	8`0" x 4`11"
4pc Ensuite bath	Second	6`4" x 11`5"	Bedroom	Second	9`5" x 13`6"
Bedroom	Second	8`0" x 15`7"	Bedroom - Primary	Second	11`0" x 19`0"
3pc Bathroom	Basement	5`4" x 13`0"	Bedroom	Basement	17`10" x 12`1"

Bedroom
Game Room

Basement
Basement

10`8" x 11`9"
17`3" x 24`7"

Den
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

8`0" x 15`5"
10`7" x 12`7"

Title:
Fee Simple
Legal Desc:

8610152

Zoning:
R-C1

Remarks

Pub Rmks:

This elegant family home in the sought-after Woodbine community has been thoughtfully updated and improved with Brand new windows, roof, flooring, stainless steel appliances, patio door and deck. As you enter, you'll be greeted by rich Vinyl floors and an open living area filled with natural light. The main floor features a large front living room, formal dining with vaulted ceilings, breakfast nook, family room with wood burning fireplace, half bathroom with laundry, and an office/computer room. Access to the huge backyard is located off the dining area/kitchen and leads to a new back deck. Upstairs, you'll find three spacious bedrooms, including the master retreat, which offers a walk-in closet, a luxurious 4-piece ensuite bath. The ensuite has been well designed to include a free-standing bathtub, walk-in shower, ambient and task lighting, and luxury vinyl flooring. The fully developed basement features 2 bedrooms, full bathroom, recreational room, wet bar, dining area and storage space. The modern kitchen boasts white cabinetry with a stylish grey tile backsplash, quartz countertops, updated stainless steel appliances, and a sunny breakfast nook. The family room centers around a cozy wood burning fireplace. Recent updates to the home include the replacement of all poly-B piping, new high efficiency Furnance, new water tank. the installation of energy-efficient double-pane vinyl windows throughout. The laundry room is located inside the main bathroom. Close to Fish creek Provincial park, Costco and Stoney trail.

Inclusions:
Property Listed By:

None
TREC The Real Estate Company

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









