



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 WOOD VALLEY Rise, Calgary T2W 5X5**

MLS® #: **A2190854**      Area: **Woodbine**      Listing Date: **01/31/25**      List Price: **\$679,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1986**  
Lot Information  
 Lot Sz Ar: **4,930 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,941**  
 Low Sqft:  
 Ttl Sqft: **1,941**

DOM

**1**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 and Half Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Landscaped,Many Trees**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,High Ceilings,Open Floorplan,Vaulted Ceiling(s),Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 13`4"</b>	<b>Den</b>	<b>Main</b>	<b>13`1" x 9`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>14`6" x 12`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`5" x 15`0"</b>
<b>Other</b>	<b>Basement</b>	<b>13`9" x 12`8"</b>	<b>Storage</b>	<b>Basement</b>	<b>5`3" x 4`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`8" x 9`5"</b>	<b>Storage</b>	<b>Basement</b>	<b>10`1" x 7`8"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`11" x 12`11"</b>	<b>Bedroom</b>	<b>Third</b>	<b>12`10" x 8`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 8`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`11" x 14`6"</b>

4pc Bathroom  
4pc Bathroom

Main  
Third

9`8" x 4`10"  
8`6" x 5`0"

3pc Ensuite bath

Third

8`3" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

8410115

Remarks

Pub Rmks:

**OPEN HOUSE - SUNDAY 1:00-3:00** Welcome to this bright and inviting family home located in the quiet and established neighbourhood of Woodbine. This property offers over 3000 square feet of interior living space, 4 bedrooms plus den, a 374 sq foot deck, and a beautifully treed and meticulously landscaped yard. The entrance to the home leads you into the formal living room and adjacent dining room, with grand vaulted ceilings and gleaming hardwood floors. You then walk through to the open concept main living area with the kitchen and a second dining area overlooking the spacious family room with stone fireplace and beautiful built-in cabinetry and millwork. Both the kitchen and the family room each have sliding double glass doors opening onto the massive back yard deck. The deck is covered on one side and is trellised to offer maximum privacy. The main floor also features a large den with built in cabinetry (that used to be a bedroom) as well as a full bathroom. This hall could easily be converted back to a separate living space with full bedroom, if that was preferred. The upper floor has a large primary bedroom with mountain views and a three piece ensuite. There are two additional spacious bedrooms upstairs as well as a third full bathroom. The lower level of the home has an inviting recreation/media room with gas burning fire stove, sure to be the gathering place for many cozy movie nights in. There is a separate living area with a large bedroom, studio/gaming/seating area, and a walk-in closet; This is a perfect configuration for a teenager, young adult still living at home, or lucky guests. This floor also has a "bonus room", where the current owners have the laundry machines on one side, and then the rest is a sewing/craft room. This room could easily be repurposed into a gym or home office, if one wanted to move the laundry back to the main floor. This home has been meticulously cared for. The owners put in hardwood throughout the main and upper levels (as well as the stairs between). The ceilings on the main level have been modernized to flat (from stipple). The roof was replaced in 2106, and the hot water tank was replaced in 2022. An attached two car garage with built in storage cabinets completes this property. The low maintenance yard, with cherry trees, shrubs, lilacs, and perennial flowerbeds showcasing poppies and tulips, will surely have you spending as much time as possible enjoying the outdoor space. Minutes from fantastic schools and amenities, 4+ bedrooms, 3000 square feet of living space, all at this price point, make this property an unbelievable value.

Inclusions:

Property Listed By:

N/A

Engel & Völkers Calgary

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











