

331 Wood Valley Bay SW
Calgary, Alberta

MLS # A2175690



\$949,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,833 sq.ft.	Age:	1989 (35 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Chandelier

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: Fridge, Countertop Gas Stove, Hood Fan, Built-In Wall Oven, Built-In Dishwasher, Washer, Dryer, All Window Blinds, Garage Control & Remote, Sheds, 2 Rain Barrels, 2 Oak Barrels, 2 Piles of Firewood (One Is Apple Tree-Smokeless), 2 Large Ceramic Pots

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 1/2 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! You'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. “Home Is Where Your Story Begins”