



**GRASSROOTS**  
REALTY GROUP

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**229 Wood Valley Place SW**  
**Calgary, Alberta**

**MLS # A2261875**



**\$859,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,021 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Many Trees, Pie Shaped Lot, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

**OPEN HOUSE OCT 4 11AM-2PM**

Welcome to this beautifully updated home tucked away on a quiet cul-de-sac in the heart of Woodbine. Sitting on a large southwest-facing pie lot, the property offers incredible privacy with mature trees, a firepit, and a two-tier deck complete with a gas BBQ line&mdash;perfect for entertaining and family gatherings. Inside, you&rsquo;ll love the vaulted ceilings and open design that highlight the renovated kitchen with quartz countertops, built-in cabinetry, and updated appliances. The main living areas flow seamlessly into a formal dining room, living room, and a cozy family room with a gas fireplace and built-in accents that opens to the backyard. Upstairs features a spacious primary retreat with a spa-like ensuite, two additional bedrooms, and another fully updated bathroom. The main floor includes a convenient den/office and mudroom entry from the garage, while the finished basement offers a large rec room, an additional bedroom, and plenty of flexible living space. With modern updates throughout, and walking distance to schools, playgrounds, Fish Creek Park, and nearby shopping, this home is truly move-in ready and a must-see.