



GRASSROOTS
REALTY GROUP

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107 Wood Valley Drive SW
Calgary, Alberta

MLS # A2262746



\$829,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: shed, only 1 garage remote

Welcome to 107 Wood Valley Drive SW – A Beautifully Updated 5-Bedroom Home in the Heart of Woodbine! This fully finished 2 story home offers over 2,850 sq.ft. of developed living space, located on a quiet street in the sought-after community of Woodbine. Featuring 5 bedrooms, 3.5 bathrooms, and numerous updates, this property is perfect for growing families looking for space, comfort, and convenience. The upper level boasts four spacious bedrooms, including a massive primary suite complete with his-and-hers closets and a private 4-piece ensuite. The additional three bedrooms are generously sized and ideal for kids, guests, or home office space. On the main floor, you’ll find a bright and open floor plan with large windows, a sun-filled living room, and a formal dining area. The kitchen features stainless steel appliances, a cozy breakfast nook, and easy flow to the dining area – perfect for entertaining. The family room includes a wood-burning fireplace and sliding patio doors that lead out to a large deck, overlooking the fully fenced and landscaped backyard. A 2-piece powder room and main floor laundry potential complete this level. The brand-new professionally developed basement (2025) offers even more living space with a fifth bedroom, walk-in closet, a spacious recreation room, and a versatile den – great for a home office, gym, or hobby room. Additional features include: Newer triple-pane windows (2023) Fresh exterior paint (2023) Double attached garage + ample street parking. This home is located within walking distance to schools, parks, playgrounds, and local shopping. Enjoy quick access to Fish Creek Provincial Park, public transit, and major roadways. Don’t miss this fantastic opportunity to own a spacious, move-in-ready home in a family-friendly neighbourhood!