



**4 Wood Valley Rise SW  
Calgary, Alberta**

**MLS # A2292225**



**\$899,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,522 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Lawn, No Back Lane, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)

**Inclusions:** n/a

Step into a home where timeless elegance meets exceptional comfort. Offering over 3,780 sq ft of developed living space, this impressive four bedroom home sits proudly on a large corner lot, showcases mountain views, and features a double attached garage, creating a striking presence from the moment you arrive. Inside, you are welcomed by soaring ceilings and a dramatic curved staircase that sets the tone for the home's refined interior. The sunken front living room is bathed in natural light from expansive windows, creating a warm and inviting space perfect for hosting guests or enjoying a quiet moment with a book. Just steps away, french doors lead into the formal dining room, seamlessly connecting to the heart of the home. The fully renovated kitchen (2012) is designed for both everyday living and entertaining, showcasing granite countertops, rich espresso cabinetry, stainless steel appliances, and a convenient eat-up island. Sliding glass doors open to the rear deck, inviting you to enjoy al fresco dining and outdoor gatherings. Adjacent to the kitchen, the welcoming family room features a stunning stone surround wood burning fireplace and custom built-in shelving and storage, creating a cozy yet sophisticated gathering space. A quiet main floor office provides the perfect work from home retreat, while a discreet laundry area and powder room add everyday convenience. A spacious hallway leads directly to the double attached garage, enhancing the home's thoughtful functionality. Upstairs, plush carpeting leads to four generous bedrooms and a full bathroom. The expansive primary serves as a true sanctuary, featuring its own private and luxurious 5pc ensuite with dual sinks, a separate shower, and a jetted soaker tub, along with a walk-in closet. The room opens to a loft overlooking the main living room, an inspiring space ideal for yoga,

meditation, or a cozy reading nook. The fully developed and freshly painted lower level offers incredible versatility with a massive recreation/media area, perfect for a home gym, games area, or a relaxing hangout for kids and teens. A large den provides excellent flexibility and can easily function as a guest bedroom. Outside, the beautifully private backyard feels like your own retreat, complete with a spacious deck, generous green space, and mature evergreens that create natural privacy from neighbouring homes. The location is truly exceptional and is just a short walk to the entrance of Fish Creek Park for endless walking, cycling, and outdoor adventures. Just minutes away is Buffalo Run, featuring Costco, fuel stations, coffee/dining, dental and chiropractic services, and many more amenities. With quick access to Stoney Trail, commuting is effortless and weekend escapes to the Rocky Mountains are within easy reach for hiking, skiing, and year-round adventure. This is a rare opportunity to own a spacious family home in an outstanding location, a perfect blend of comfort, style, and lifestyle.