



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

MLS # A2292801



\$749,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,047 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Back Lane, No Neighbours Behind, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV mount on main floor

Featuring a sunny southwest facing backyard and beautiful mountain views, this updated home presents a fantastic opportunity! Many upgrades have been completed over the years including a high efficient furnace, a new hot water tank installed in 2023, many recently installed Lux windows, a new overhead garage door, and removal of the poly b plumbing which has been replaced with pex. Large windows fill the home with natural light, creating a bright and welcoming feel throughout. Gleaming hardwood floors run through much of the well designed main level which features a freshly renovated kitchen with crisp white cabinetry, stainless steel appliances, and quartz countertops. The adjoining family room boasts a cozy wood fireplace, and the spacious dining room offers the perfect setting for entertaining and hosting family dinners. The vaulted living room provides a wonderful place to relax, chat with guests, or enjoy a good book. This level is completed by convenient main floor laundry and access to the attached double garage. Upstairs you will find three generous bedrooms including a king sized primary retreat with a five piece ensuite and two closets, along with a central bonus room that enjoys mountain views and works perfectly as a home office, playroom, or flexible living space to suit your needs. The mostly unfinished lower level offers high ceilings and two new egress sized windows, presenting an excellent opportunity to add value with future development if desired. Outside you will appreciate the private backyard and large deck with a new pergola, shaded by a mature spruce tree with plenty of room to relax or play. The location is ideal with a short walk to Woodbine School (K-6) and St Jude School (K-6), nearby community parks and pathways leading to Fish Creek Park, and easy access to a variety of amenities including shopping at the

new Taza and Buffalo Run shopping district. Call your favorite Realtor to schedule your private viewing!