

**143 Wood Valley Bay SW**  
**Calgary, Alberta**

**MLS # A2163966**



**\$829,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,935 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** None

This elegant family home in the sought-after Woodbine community has been thoughtfully updated and improved with Brand new windows, roof, flooring, stainless steel appliances, patio door and deck. As you enter, you'll be greeted by rich Vinyl floors and an open living area filled with natural light. The main floor features a large front living room, formal dining with vaulted ceilings, breakfast nook, family room with wood burning fireplace, half bathroom with laundry, and an office/computer room. Access to the huge backyard is located off the dining area/kitchen and leads to a new back deck. Upstairs, you'll find three spacious bedrooms, including the master retreat, which offers a walk-in closet, a luxurious 4-piece ensuite bath. The ensuite has been well designed to include a free-standing bathtub, walk-in shower, ambient and task lighting, and luxury vinyl flooring. The fully developed basement features 2 bedrooms, full bathroom, recreational room, wet bar, dining area and storage space. The modern kitchen boasts white cabinetry with a stylish grey tile backsplash, quartz countertops, updated stainless steel appliances, and a sunny breakfast nook. The family room centers around a cozy wood burning fireplace. Recent updates to the home include the replacement of all poly-B piping, new high efficiency Furnance, new water tank. the installation of energy-efficient double-pane vinyl windows throughout. The laundry room is located inside the main bathroom. Close to Fish creek Provincial park, Costco and Stoney trail.