

115 Wood Valley Court SW Calgary, Alberta

MLS # A2338304



\$729,900

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,376 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Storage		

Inclusions: Outdoor Cameras, Shed, Any Attached Mounts, Outdoor Planters, Canopy Gazebo, Kitchen TV and Mount.

Nestled on a quiet cul-de-sac in one of South Calgary's most desirable communities, this exceptional residence sets a commanding standard from the moment you arrive with its timeless curb appeal, double attached garage, and extra-long driveway providing incredible parking flexibility. Step inside to a sun-drenched foyer greeted by dramatic vaulted ceilings and soaring skylights that flood the main level with an abundance of natural light. Offering over 2,500 square feet of meticulously developed living space, the home has undergone extensive upgrades, complete with new windows, doors, LED pot lighting, and a brand-new furnace for total peace of mind. The heart of the home is a STUNNING renovated chef's kitchen designed for the ultimate culinary experience. Thoughtfully engineered custom cabinetry is loaded with high-function extras, including twin floor-to-ceiling pantry pull-outs, dedicated cookie sheet sliders, and a blind-corner organizer, all beautifully topped with exquisite stone counters and a premium tile backsplash. The kitchen is anchored by a massive central island complete with breakfast bar seating, making it the perfect hub for entertaining. The high-end stainless steel appliance package is equally impressive, featuring a 6-burner KitchenAid Professional gas cooktop, a wall oven with built-in air-fryer functionality, and a smart fridge with a view window that even creates craft ice. A seamless transition leads to the upper level, which thoughtfully hosts two spacious bedrooms, including a primary retreat with a 12-foot walk-in closet and a private 4-piece ensuite, alongside a second upper bedroom featuring the rare luxury of a dual-access 4-piece ensuite. Ideal for cozy family gatherings, the third level offers an expansive family room anchored by a warm fireplace, a third large bedroom, another full 4-piece bathroom, and a

dedicated laundry room. Offering fantastic functional utility, the finished fourth level provides a versatile footprint perfect for a home gym, media room, or great additional storage. Stepping outside, the private, fully fenced backyard serves as a summer oasis, complete with a large deck, gazebo, and mature trees. Delivering an unbeatable lifestyle, this home offers swift access to the new Stoney Trail ring road, placing you just minutes from the SW Costco and major retail hubs, while keeping you only steps from the scenic trails of Fish Creek Provincial Park. Offering an unparalleled blend of luxury updates, functional space, and an elite location, this residence is an absolute must-see!