

315 Wood Valley Bay SW
Calgary, Alberta

MLS # A2353301

\$699,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,805 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Garden, Lawn, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: TV Wall Mount

Tucked away on a quiet cul-de-sac, this inviting two-storey split offers spacious living areas and a large backyard shaded by mature trees. Vaulted ceilings, hardwood floors and a skylight create a bright, welcoming feel in the front living room and adjoining dining room. The white kitchen features granite countertops, an island, black appliances and a recently replaced dishwasher, with direct access to the expansive deck for easy outdoor entertaining. A few steps down, the comfortable family room features a wood-burning fireplace and built-in cabinetry. A convenient laundry area with newer machines and a two-piece bathroom complete this level. Upstairs, you'll find three bedrooms, including a king-sized primary retreat with a walk-in closet and renovated three-piece ensuite with a custom tiled shower. A renovated four-piece bathroom serves the additional bedrooms. The finished basement provides a generous recreation area and a separate flex room ideal for a home office or hobby space. Outside, enjoy summer evenings on the large deck or gather around the fire pit in the spacious, treed backyard. Other notable features include a furnace replaced in 2020, some newer windows and a double attached garage with a substantial workbench. Call your favorite Realtor to schedule your private viewing!