

107 Wood Valley Drive SW  
Calgary, Alberta

MLS # A2262746

\$829,900

|           |                                        |        |                   |
|-----------|----------------------------------------|--------|-------------------|
| Division: | Woodbine                               |        |                   |
| Type:     | Residential/House                      |        |                   |
| Style:    | 2 Storey                               |        |                   |
| Size:     | 2,062 sq.ft.                           | Age:   | 1987 (38 yrs old) |
| Beds:     | 5                                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                 |        |                   |
| Lot Size: | 0.13 Acre                              |        |                   |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn |        |                   |

|             |                                                                                         |            |      |
|-------------|-----------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                 | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood                                                                  | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                         | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                          | LLD:       | -    |
| Exterior:   | Other                                                                                   | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                         | Utilities: | -    |
| Features:   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage |            |      |

Inclusions: shed, only 1 garage remote

Welcome to 107 Wood Valley Drive SW – A Beautifully Updated 5-Bedroom Home in the Heart of Woodbine! This fully finished 2 story home offers over 2,850 sq.ft. of developed living space, located on a quiet street in the sought-after community of Woodbine. Featuring 5 bedrooms, 3.5 bathrooms, and numerous updates, this property is perfect for growing families looking for space, comfort, and convenience. The upper level boasts four spacious bedrooms, including a massive primary suite complete with his-and-hers closets and a private 4-piece ensuite. The additional three bedrooms are generously sized and ideal for kids, guests, or home office space. On the main floor, you’ll find a bright and open floor plan with large windows, a sun-filled living room, and a formal dining area. The kitchen features stainless steel appliances, a cozy breakfast nook, and easy flow to the dining area – perfect for entertaining. The family room includes a wood-burning fireplace and sliding patio doors that lead out to a large deck, overlooking the fully fenced and landscaped backyard. A 2-piece powder room and main floor laundry potential complete this level. The brand-new professionally developed basement (2025) offers even more living space with a fifth bedroom, walk-in closet, a spacious recreation room, and a versatile den – great for a home office, gym, or hobby room. Additional features include: Newer triple-pane windows (2023) Fresh exterior paint (2023) Double attached garage + ample street parking. This home is located within walking distance to schools, parks, playgrounds, and local shopping. Enjoy quick access to Fish Creek Provincial Park, public transit, and major roadways. Don’t miss this fantastic opportunity to own a spacious, move-in-ready home in a family-friendly neighbourhood!