

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

**MLS # A2271401**



**\$750,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Flower in the entrance hallway		

Welcome to this beautifully renovated 4 bedroom, two storey, Woodbine family home! Vaulted ceilings soar to above in a huge living room with expansive windows, while the formal dining room is both spacious and cozy. The family room is warmed by wood burning fireplace and is adjacent to the kitchen with tons of cabinetry & counter space and updated laminate flooring. Step out to a sunny deck & paved patio, perfect for dining alfresco in warmer weather. Upstairs, the open vaulted loft overlooks the main level, and you will find 3 good sized bedrooms including the master retreat with its own private ensuite with jetted tub. The newly renovated fully developed basement offers a full bath with in-floor heating, versatile rec room with wet bar and a fourth bedroom both with brand new carpet. NEW HIGH EFFICIENCY FURNACE, NEW WINDOWS, Roof recently redone, Epoxy floor in the garage. The backyard features mature landscaping & privacy fencing and a freshly poured exposed aggregate patio. Plenty of room to play and relax in this outstanding home. Walking distance from the school and Fish Creek Park, the new TAZA Buffalo Run Shopping centre (The West COSTCO) Come see it today!