



## 240 Wood Valley Drive Calgary Alberta

\$725,000

This is a terrific family home, well maintained, with lots of space for entertaining or family time. The covered front entryway leads to a spacious front foyer then to a large and inviting living room (with a bay window) with one step up to a formal dining area. Note the gorgeous ceiling light - a real showstopper! Lots of space in both these rooms, with tons of natural light. The bright kitchen has a large eat-in peninsula for the kids or the perfect spot to enjoy a glass of wine while the cook puts the final touches on dinner. Lots of cupboard and counter space here, plus also an induction stove, microwave and a new garburator. Go down just a step to the family room with a cozy wood burning fireplace and patio doors out to a fabulous 3 season sunroom, built in 2009. There is hardwood and tile throughout. Still on the main floor, there is a large main floor bedroom/office, filled with light. The 2 piece bath is just across the hall, with the laundry room close by near a mud room area and side door. Upstairs, there is a big primary bedroom with a three-piece ensuite, large closet and more of those big windows for that beautiful light streaming in. Two other good sized bedrooms (one with a murphy bed), plus a full bath complete the upper floor. The lower level is completely finished with loads of entertaining or kids/teens space, with another bathroom, plus a large study/office/hobby room with a walk in closet. There is extra storage in the utility room. The south facing expansive back yard is a gardeners dream, with extensive work done to make this an oasis in the city. A covered gazebo, cobblestone paths, yard lights, arbors, 2 awnings (one with an automatic wind closure system), and several smaller conversation areas make this a lovely place to spend time and bird watch. It's quiet and private. The double attached garage has lots of storage plus new garage contr...

Primary Bedroom 14.08 Ft x 14.50 Ft

Bedroom 10.92 Ft x 11.00 Ft

Bedroom 9.50 Ft x 10.67 Ft

Family room 12.67 Ft x 14.58 Ft

Other 14.58 Ft x 15.92 Ft

Dining room 12.00 Ft x 15.58 Ft

Foyer 6.17 Ft x 6.83 Ft

Eat in kitchen 10.83 Ft x 14.08 Ft

Dining room 12.17 Ft x 14.08 Ft

Living room 13.08 Ft x 16.75 Ft

Family room 16.25 Ft x 17.00 Ft

Bedroom 10.92 Ft x 14.08 Ft

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Listing Presented By:



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Office 12.00 Ft x 15.58 Ft

Storage 4.83 Ft x 6.67 Ft

Furnace 7.50 Ft x 17.25 Ft

3pc Bathroom 6.50 Ft x 6.75 Ft

Laundry room 5.83 Ft x 7.25 Ft

2pc Bathroom 3.42 Ft x 7.58 Ft

Sunroom 10.00 Ft x 23.00 Ft