



## 331 Wood Valley Bay Calgary Alberta

\$949,000

LOOKS LIKE CHRISTMAS HAS COME EARLY!!! Waking up Christmas morning in this BEAUTIFUL 2 Story Home will be your BEST CHRISTMAS EVER! And a Christmas Wish that we can make come true! With 6 Bedrooms & 3 1/2 baths, this home is suitable for any family size, & room for all of your guests. One of the downstairs bedrooms is currently set up as a fantastic craft room, & another as a spacious home office. Your imagination & needs are your only limits in this home. Spacious kitchen with tons of storage, custom resin & epoxy island & large West facing windows to take in the panoramic MOUNTAIN VIEWS! Stainless steel appliances, including a gas countertop range & built-in wall oven, & French door refrigerator with bottom freezer! Off the kitchen, you can walk straight out to your West Facing upper deck to take in the mountains & stunning sunsets! Plenty of room for a BBQ area, dining AND conversational seating areas. The formal dining room just off the kitchen & family room has the space you will need to host all of your holiday celebrations & dinners. Open & Airy family room with floor to ceiling windows, captures the same beautiful mountain views, & features a stylish & cozy wood burning fireplace to curl up in front of with your favorite book or holiday movie. This home also houses a great front living room, to be used as you see fit. Would make a great front home office! Did I mention it also has Main Floor Laundry, which means no more lugging laundry to & from the basement! Upstairs is where you will find the expansive primary suite with the same panoramic mountain views! The 5-piece ensuite, complete with jetted tub for 2, a beautiful tiled walk-in shower, & double sinks is where you will leave all of your stresses of the day. Large walk-in closet with space for all of the essentials in your wardrobe! You'll also find 2 more spacious bedrooms & an additional main 4-pie...

Other 5.42 Ft x 8.08 Ft

Primary Bedroom 14.42 Ft x 17.00 Ft

5pc Bathroom 10.33 Ft x 23.92 Ft

Other 9.33 Ft x 6.25 Ft

Bedroom 11.92 Ft x 12.00 Ft

Bedroom 11.17 Ft x 13.33 Ft

Bedroom 11.67 Ft x 12.58 Ft

4pc Bathroom 5.00 Ft x 9.08 Ft

Furnace 16.67 Ft x 8.50 Ft

Other 7.00 Ft x 9.50 Ft

Living room 13.08 Ft x 15.17 Ft

Kitchen 11.58 Ft x 13.33 Ft

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Listing Presented By:



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CIR

REALTY

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4pc Bathroom 9.33 Ft x 5.00 Ft

Recreational, Games room 21.17 Ft x 23.75 Ft

Bedroom 12.25 Ft x 8.25 Ft

Bedroom 12.17 Ft x 8.83 Ft

Other 11.92 Ft x 11.75 Ft

Dining room 16.25 Ft x 10.92 Ft

Family room 17.08 Ft x 17.92 Ft