

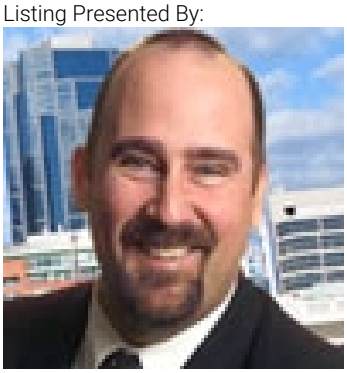
331 Wood Valley Bay Calgary Alberta

$1,180,000

Mountain views. Expansive backyard. Room for everyone. Tucked at the end of a quiet Woodbine cul-de-sac, this move-in ready 6-bedroom, 3.5-bath walkout sits on a rare 0.27-acre (1,090 sq. m.) pie-shaped lot with an expansive, beautifully landscaped west-facing backyard, mature trees and plenty of outdoor space to enjoy. With over 2,800 sq. ft. above grade, it blends generous living space, panoramic mountain views and a fully developed walkout basement.The bright main floor features floor-to-ceiling windows that frame the mountains, a cozy wood-burning fireplace, a front living room for quiet evenings or working from home, and a formal dining room made for family gatherings and holiday dinners. The fully updated kitchen has a custom resin and epoxy island, gas cooktop, built-in wall oven, stainless steel appliances and a French-door fridge, with west-facing windows overlooking the view. Step onto the generous west-facing upper deck for BBQs and sunsets. Main-floor laundry adds everyday convenience.Upstairs, the primary retreat offers mountain views, a walk-in closet and a renovated 5-piece ensuite with a two-person jetted tub, tiled walk-in shower and double vanity. Two more bedrooms and a full 4-piece bath complete the level.The walkout basement adds three comfortable bedrooms (currently one as a home office) and a large rec area, perfect for a home theatre, games room or fitness studio. Step straight out to the oversized, landscaped west-facing backyard, with privacy, mature trees, sheds and room for a garden, kids' play centre or dog run.Major upgrades: renovated primary ensuite, landscaping, refinished bathrooms, new toilets, and both furnaces with piping (2019); 36 triple-pane tinted windows and two exterior doors (2021); updated kitchen and hot water tanks (2023). Also includes central A/C, water softener and an insulated attached double garage with gas heater...

4pc Bathroom 5.08 Ft x 9.08 Ft
Bedroom 14.08 Ft x 8.25 Ft
Bedroom 12.92 Ft x 8.83 Ft
Bedroom 11.75 Ft x 12.58 Ft
Recreational, Games room 21.17 Ft x 25.50 Ft
Storage 8.75 Ft x 8.42 Ft
Family room 20.33 Ft x 18.00 Ft
Foyer 9.17 Ft x 9.50 Ft
Kitchen 12.83 Ft x 13.42 Ft
Laundry room 9.08 Ft x 8.50 Ft
Living room 13.50 Ft x 15.33 Ft
4pc Bathroom 9.42 Ft x 5.00 Ft

Listing Presented By:



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Furnace 16.42 Ft x 10.25 Ft

2pc Bathroom 4.42 Ft x 7.00 Ft

Breakfast 11.75 Ft x 14.58 Ft

Dining room 16.33 Ft x 11.00 Ft

5pc Bathroom 12.83 Ft x 23.92 Ft

Bedroom 11.92 Ft x 14.50 Ft

Bedroom 11.25 Ft x 14.17 Ft