# \$629,900 - 76 Wood Valley Rise Sw, Calgary

MLS® #A2253607

### \$629,900

4 Bedroom, 2.00 Bathroom, 1,490 sqft Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Welcome to 76 Wood Valley Rise, This immaculately kept 3 Bedroom, 2 bathroom Bungalow is steps from Fish Creek Park with easy access to shopping, Schools, Transit and Stoney Trail. Features include a sunken living room, main floor laundry with additional basement laundry rough in, ceiling fans,, separate dining room and family room both accessible off of the kitchen. The French patio doors to the South facing deck allow you to enjoy the sunshine throughout the day. The oversized attached double garage provides parking and storage. In the basement there is a workshop, office, rec room, wet bar and family room and the mechanical room has a water softener and energy efficient Furnace and water heater.



#### **Essential Information**

MLS® # A2253607 Price \$629,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,490

Acres 0.14

Year Built 1984

Sub-Type

Type Residential

Detached







Style Bungalow

Status Active

## **Community Information**

Address 76 Wood Valley Rise Sw

Subdivision Woodbine

City Calgary

County Calgary

Province Alberta

Postal Code T2W5S5

#### **Amenities**

**Parking Spaces** 4

**Parking Double Garage Attached** 

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Laminate Counters

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood **Appliances** 

Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

#### **Exterior**

Private Yard Exterior Features

Back Yard, Front Yard, Landscaped, Rectangular Lot, Lawn Lot Description

Roof Asphalt Shingle

Construction Brick, Metal Siding, Wood Frame

**Poured Concrete** Foundation

#### **Additional Information**

**Date Listed** October 30th, 2025

Days on Market 2

Zoning R-CG

### **Listing Details**

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