315 Wood Valley Bay SW

Calgary | Active | MLS® A2353301

$679,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1987**	**1,805 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Home Hunters Real Estate Group Ltd.

A closer look

Tucked away on a quiet cul-de-sac, this inviting two-storey split offers spacious living areas and a large backyard shaded by mature trees. Vaulted ceilings, hardwood floors and a skylight create a bright, welcoming feel in the front living room and adjoining dining room. The white kitchen features granite countertops, an island, black appliances and a recently replaced dishwasher, with direct access to the expansive deck for easy outdoor entertaining. A few steps down, the comfortable family room features a wood-burning fireplace and built-in cabinetry. A convenient laundry area with newer machines and a two-piece bathroom complete this level. Upstairs, you'll find three bedrooms, including a king-sized primary retreat with a walk-in closet and renovated three-piece ensuite with a custom tiled shower. A renovated four-piece bathroom serves the additional bedrooms. The finished basement provides a generous recreation area and a separate flex room ideal for a home office or hobby space. Outside, enjoy summer evenings on the large deck or gather around the fire pit in the spacious, treed backyard. Other notable features include a furnace replaced in 2020, some newer windows and a double attached garage with a substantial workbench. Call your favorite Realtor to schedule your private viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353301
Bedrooms	3
Bathrooms	3
Year Built	1987
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey Split
Total Living Area:	1,805 sq. ft.
Acreage:	No

Lot Area:	5,726 sq. ft.
Lot Frontage:	51'6½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1987 (Age: 39)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8610152
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Woodbine
Appliances:	Built-In Refrigerator, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Inclusions:	TV Wall Mount
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Family Room · 19'7" × 13'6" ·
Main Floor	Living Room · 13'6" × 11'9" ·
Main Floor	Dining Room · 12'11" × 7'11" ·
Main Floor	Kitchen · 11'2" × 10'6" ·
Upper Level	Bedroom - Primary · 14'7" × 13'5" ·
Upper Level	Bedroom · 11'3" × 9'3" ·
Upper Level	Bedroom · 11'3" × 9'4" ·
Basement	Game Room · 21' × 10'7" ·
Basement	Den · 14'11" × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island
Exterior Features:	Fire Pit, Garden
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Cul-De-Sac, Garden, Lawn, Private, Treed

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/315-wood-valley-bay-sw-calgary-a2353301/

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