331 Wood Valley Bay SW

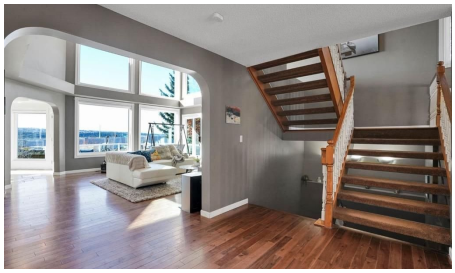
Calgary | Active | MLS® A2353156

$1,180,000









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**1989**	**2,823.16 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

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.

Unbeatable location: quick access to Stoney Trail, just 1 km to Costco and shopping at Buffalo Run, with Fish Creek Provincial Park, walking and cycling pathways and Wood Valley Playground close by.

Home is where your story begins.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353156
Bedrooms	6
Bathrooms	4
Year Built	1989
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
Total Living Area:	2,823.16 sq. ft.
Main Level Finished Area:	1,534.53 sq. ft.
Upper Level Finished Area:	1,288.63 sq. ft.
Below Grade Finished Area:	1,417.5 sq. ft.
Acreage:	No
Lot Area:	11,732 sq. ft.
Lot Frontage:	150'½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1989 (Age: 37)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8610152
Heating:	Fireplace(s), Forced Air, Natural Gas, Wood

Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Family Room, Gas Starter, Glass Doors, Mantle, Masonry, Raised Hearth, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Woodbine
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Breakfast Nook · 14'7" × 11'9" ·
Main Floor	Dining Room · 16'4" × 11' ·
Main Floor	Family Room · 20'4" × 18' ·

Main Floor	Foyer · 9'6" × 9'2" ·
Main Floor	Kitchen · 13'5" × 12'10" ·
Main Floor	Laundry · 9'1" × 8'6" ·
Main Floor	Living Room · 15'4" × 13'6" ·
Upper Level	Bedroom · 14'6" × 11'11" ·
Upper Level	Bedroom · 14'2" × 11'3" ·
Upper Level	Bedroom - Primary · 21'4" × 15'11" ·
Upper Level	Walk-In Closet · 9'5" × 6'3" ·
Basement	Bedroom · 14'1" × 8'3" ·
Basement	Bedroom · 12'11" × 8'10" ·
Basement	Bedroom · 12'7" × 11'9" ·
Basement	Game Room · 25'6" × 21'2" ·
Basement	Storage · 8'9" × 8'5" ·
Basement	Furnace/Utility Room · 16'5" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Street Lighting, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S

Zoning:	R-C1
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/331-wood-valley-bay-sw-calgary-a2353156/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.