

**76 Wood Valley Rise SW
Calgary, Alberta****MLS # A2253607****\$629,900**

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,490 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters		

Inclusions: Workshop tables

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.