

\$829,900 - 107 Wood Valley Drive Sw, Calgary

MLS® #A2262746

\$829,900

5 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Welcome to 107 Wood Valley Drive SW – A Beautifully Updated 5-Bedroom Home in the Heart of Woodbine! This fully finished 2 story home offers over 2,850 sq.ft. of developed living space, located on a quiet street in the sought-after community of Woodbine.

Featuring 5 bedrooms, 3.5 bathrooms, and numerous updates, this property is perfect for growing families looking for space, comfort, and convenience. The upper level boasts four spacious bedrooms, including a massive primary suite complete with his-and-hers closets and a private 4-piece ensuite. The additional three bedrooms are generously sized and ideal for kids, guests, or home office space.

On the main floor, you™ll find a bright and open floor plan with large windows, a sun-filled living room, and a formal dining area. The kitchen features stainless steel appliances, a cozy breakfast nook, and easy flow to the dining area – perfect for entertaining. The family room includes a wood-burning fireplace and sliding patio doors that lead out to a large deck, overlooking the fully fenced and landscaped backyard. A 2-piece powder room and main floor laundry potential complete this level. The brand-new professionally developed basement (2025) offers even more living space with a fifth bedroom, walk-in closet, a spacious recreation room, and a versatile den – great for a home office, gym, or hobby room. Additional features include: Newer triple-pane windows (2023) Fresh exterior



paint (2023) Double attached garage + ample street parking.

This home is located within walking distance to schools, parks, playgrounds, and local shopping. Enjoy quick access to Fish Creek Provincial Park, public transit, and major roadways. Don't miss this fantastic opportunity to own a spacious, move-in-ready home in a family-friendly neighbourhood!

Built in 1987

Essential Information

MLS® #	A2262746
Price	\$829,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	107 Wood Valley Drive Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5V6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.