

# **\$705,000 - 31 Woodmont Way Sw, Calgary**

MLS® #A2232875

**\$705,000**

4 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to this stunning, 4 bedroom, 3 bathroom bi-level home in the highly sought after community of Woodbine. As you walk up to your new home you are greeted with gorgeous curb appeal including your front garden, stone steps and manicured grass. Entering the home you see your tile and hardwood floors through out the open floor plan starting with your expansive dining room and living room that seamlessly adjoin each other, perfect for entertaining guests or quiet dinners at home with the family. Your chef style kitchen is adorned with granite counter tops, tiled back splash, beautiful white cabinetry, and is completed by your breakfast nook, great for morning coffee as you overlook your west facing backyard and deck. The primary suite is very large, easily fitting your king size bed along with all of your additional bedroom furniture. The spa style ensuite bathrooms is gorgeous with a huge walk in shower and granite topped vanity. The second and third bedrooms are a great size and are across the hall from your additional 4 piece bathroom, again with a granite topped vanity. On the lower level you have a SEPARATE ENTRANCE and have many uses for the different spaces starting with your sitting room complete with a gas fireplace and additional full 3 piece bathroom. The second living room is perfect for a movie room or games area and offers you a walk up to your backyard. The 4th bedroom is very large and is great for an additional guest room which



finishes off the lower level. The backyard is well maintained, low maintenance with a large stone patio and is west facing so you get amazing sun in the late morning all the way through to sunset. Woodbine is situated walking distance to Fish Creek Park and offers great schools, shopping near by and is very family oriented, truly one of Calgary best neighbourhoods. Do not miss out on your opportunity to own this amazing home and make it you new place to make memories.

Built in 1980

**Essential Information**

MLS® #	A2232875
Price	\$705,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,556
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	31 Woodmont Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4L7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	18
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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