

\$690,000 - 31 Woodmont Way Sw, Calgary

MLS® #A2242388

\$690,000

4 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

OPEN HOUSE SUNDAY AUGUST 24

12pm-2pm. 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® #	A2242388
Price	\$690,000
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, Storage, Skylight(s)

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 July 23rd, 2025

Days on Market 52

Zoning R-CG

Listing Details

Listing Office eXp Realty

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