

\$675,000 - 35 Woodmont Drive Sw, Calgary

MLS® #A2111481

\$675,000

5 Bedroom, 3.00 Bathroom, 1,534 sqft

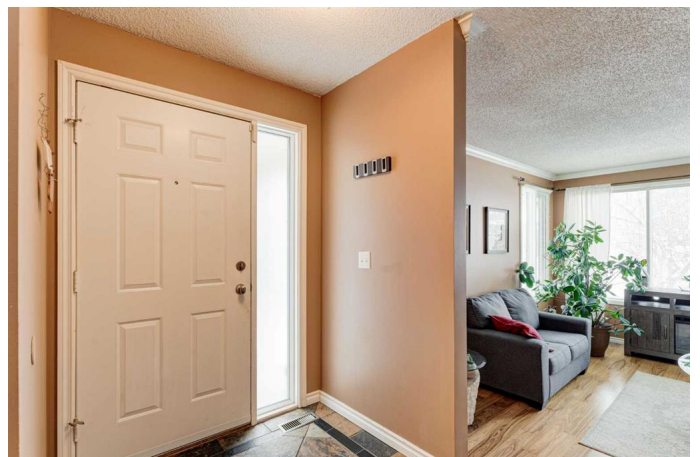
Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Absolute pride of ownership in sought after family friendly Woodbine, Calgary!
+1500 sqft + bungalow-over 2,800 sqft + living space-total 5 bedrooms with ample living/recreation/storage space!

As you enter your cozy abode to the left you'll find a sunken living room perfect for entertaining. To the right a formal dining area and Just a few steps away, the kitchen features a bright and spacious eating area with adjacent south/west facing family room and gas insert fire place. Enjoy the long Calgary summer evenings in your private back yard oasis complete with large 25' X 16' new deck, 14' X 10' gazebo complete with a shed to store your yard equipment. The low maintenance decorative stone yard allows you more time to enjoy tending to your manicured flower beds or relaxing among the natural beauty of apple, lilac, birch and spruce trees. The main floor features a master bedroom with 3-piece ensuite bathroom as well as two additional good sized bedrooms and 4-piece bathroom. The basement has a large open recreation room with vinyl plank flooring perfect to use as either a family room for movie nights or a games room.

Additionally, the basement has a massive fourth bedroom perfect for use as a work out room and an additional fifth bedroom and 3-piece bathroom. Loads of storage space is a bonus. Close proximity to a variety of shopping options including Costco, Buffalo Run shopping centre, Woodbine Square. Walking



distance to Public and Separate elementary schools and 5 minute drive to Stoney Trail ring road access!

Built in 1980

Essential Information

MLS® #	A2111481
Price	\$675,000
Sold Price	\$645,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,534
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	35 Woodmont Drive Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4L3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 18th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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