

\$825,000 - 87 Woodmont Crescent Sw, Calgary

MLS® #A2116601

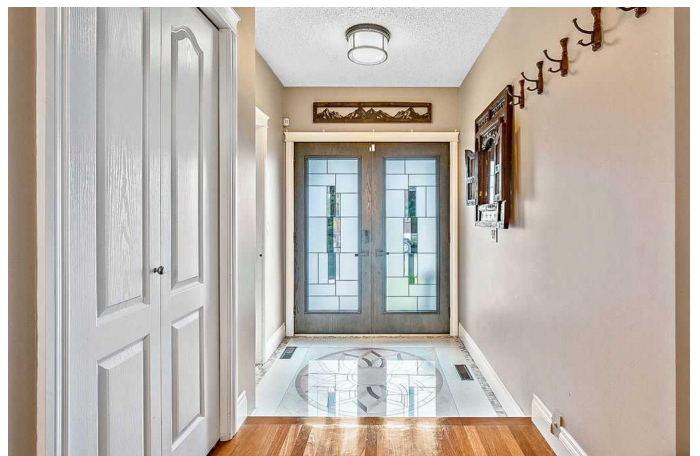
\$825,000

5 Bedroom, 3.00 Bathroom, 1,917 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Welcome Home!!! First time on the market in over a decade!!! This 1917 sq ft oversized bungalow is located in the sought after community of Woodbine!! The exterior of the home has been beautifully renovated by Greg Martineau Projects, 10 out of 10 for curb appeal!! The unique main floor layout, boasts 3 bedrooms, vaulted ceilings, open floor plan, and a conservatory!! When you enter you will notice immediately Beautiful brazilian cherry hardwood throughout the family room, dining room and conservatory. Curl up with your favourite book in the conservatory, a great spot to relax by the 2 sided fireplace with built in benches, surrounded by large windows (that have UV coating to protect you and your pets) that let in a ton of natural light. The dining room has a patio door that opens onto a private deck that also has access to the master bedroom. The open kitchen has granite countertops, stainless steel appliances, large pantry, tons of counter and cupboard space and a breakfast nook! This is an amazing space to host your friends!! The kitchen is adjacent to a living room that has a second fireplace! come down the hall to the 3 bedrooms and a 4 piece bathroom. The master bedroom is huge with a 5 piece ensuite, and patio doors to access the private deck. Head downstairs to the massive fully finished basement, where you will find 2 more bedrooms, laundry room, a large closet area, 4 piece bathroom, wet bar, movie room, and a large rec room!! Step outside and relax on the



large private deck, looking at the beautiful perennial gardens!!! Newer roof, double attached garage with high ceilings, nearly 4000 sq ft of living space, and vacuflo this house is ready to move into. Conveniently located next to Tsuu'tina Trail, Costco, 10 minutes from South Center and Chinook malls and a 5 minute walk from Fish Creek Park!! Don't miss out on this amazing home!! Welcome Home!!

Built in 1980

Essential Information

MLS® #	A2116601
Price	\$825,000
Sold Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,917
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	87 Woodmont Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4G8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Double Sided, Gas Starter, Living Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	May 23rd, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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