

\$659,999 - 47 Woodmont Drive Sw, Calgary

MLS® #A2139561

\$659,999

4 Bedroom, 3.00 Bathroom, 1,677 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Welcome to 47 Woodmont Drive, where you will find this meticulously maintained 4 bedroom, 3 bathroom house with rich hardwood flooring throughout boasting 2,216 sq ft of total living space! You are sure to be amazed walking in to see the open concept design that seamlessly connects the living, dining and kitchen area. A few steps down adjacent from the kitchen you will find a spacious family area with a beautiful fireplace, assured to keep you warm in those winter nights as you nestle in for a good read with a book from the beautiful built-in bookcases. A 3-piece bath and a bedroom is down the hall, which also leads to a double attached garage with side entrance. Upstairs you will find three bedrooms, one of which is your spacious primary bedroom that will be sure to impress with an ensuite that has a majestic type feel with the stand up shower and small powder area. The basement has a large carpeted area with a moveable, on wheels wooden shelf that splits the room, leaving one with endless possibilities. Imagine a game room, office space, gym, or even a theatre room here on either side! In the laundry area you will see there is AMPLE room for storage, TWO furnaces, water softener and NEW WATER TANK. Venture outside to your fully fenced backyard, perfect for hosting your family and friends to amazing BBQ's, and a beautiful yard for the kids to play, garden or just soak in the sun. With many amenities, schools and fish creek nearby, you will not want to miss seeing



this one!

Built in 1981

Essential Information

MLS® #	A2139561
Price	\$659,999
Sold Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,677
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	47 Woodmont Drive Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W4L3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 18th, 2024
Days on Market	9
Zoning	rc-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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