



GRASSROOTS
REALTY GROUP

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31 Woodmont Way SW
Calgary, Alberta

MLS # A2232875



\$705,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,556 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage		

Inclusions: Air conditioner, garage remote, garage door opener

OPEN HOUSE SATURDAY JUNE 21ST 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 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.