



GRASSROOTS
REALTY GROUP

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35 Woodmont Crescent SW
Calgary, Alberta

MLS # A2239665



\$749,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Na		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Natural Woodwork, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Basement Fridge, Storage shelves in storage room, furnace and shop / garage, Work tables in crafts and shop / garage.

Discover this exceptional two storey home with extra single garage/workshop, RARE find in today's market. This meticulously maintained property showcases stunning slate and exotic hardwood flooring throughout the main level, complemented by dramatic vaulted ceilings that create an impressive sense of space. The heart of the home features a beautifully updated kitchen with quartz countertops, premium stainless steel appliances with convection oven. The thoughtfully designed layout includes an island workspace and breakfast nook, flowing seamlessly into a cozy family room, anchored by a welcoming gas fireplace. Formal dining and living areas provide elegant spaces for entertaining, while an oversized addition accommodates both laundry facilities and a dedicated hobby room. Upstairs, three generously proportioned bedrooms await, including a spacious primary bedroom featuring a completely renovated four-piece ensuite and abundant closet storage. The main 4pc bathroom serves the additional bedrooms with style and functionality. The fully finished basement extends the living space with a fourth bedroom, recreation room, four-piece bathroom, and practical storage areas. This level maximizes the home's potential for family living and entertaining. Step outside to discover a professionally landscaped backyard oasis featuring mature trees, thoughtful landscaping, and an expansive deck perfect for outdoor gatherings. The low-maintenance yard design ensures more time for enjoyment and less time on upkeep. Exceptional features include central air conditioning for year-round comfort, an oversized shed connected to the double garage, and striking exposed aggregate concrete driveway. The property's crown jewel is the detached single garage with workshop space, providing endless possibilities for hobbies, storage, or projects. Properties of this caliber

and character seldom become available, making this an extraordinary opportunity for discerning buyers seeking quality, functionality, and unique features in one remarkable package!