



GRASSROOTS
REALTY GROUP

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142 Woodmont Terrace SW
Calgary, Alberta

MLS # A2245877



\$419,900

Division:	Woodbine		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,070 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 418
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	NA
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Welcome to this bright and spacious townhome, offering 3 bedrooms and 2 bathrooms! From the moment you arrive, the charming curb appeal and low-maintenance landscaping set the tone for easy living. Step inside to a sun-filled, thoughtfully designed layout that feels warm and inviting throughout. At the heart of the home is a functional kitchen featuring crisp white cabinetry, a convenient breakfast bar, and plenty of space for a full dining table&mdashperfect for family meals or entertaining guests. Just off the kitchen, a handy 2-piece bathroom is located near the back door, which leads to your private deck and fully fenced yard. Upstairs, retreat to the oversized primary bedroom, offering plenty of space to relax and unwind. Two additional generously sized bedrooms and a stylishly updated 4-piece bathroom complete the upper level. The unfinished basement is full of potential&mdashwhether you're dreaming of a gym, extra bedroom, or a cozy family space. You'll also find the laundry and utility room on this level. Outside, enjoy your own fenced backyard oasis&mdashideal for morning coffee, summer BBQs, or letting your dog roam freely in this pet-friendly complex. Additional features include one assigned parking stall right out front, and ample visitor parking throughout the community. Located near schools, parks, playgrounds, and sports facilities, this home is also just minutes from Fish Creek Provincial Park&mdashperfect for hiking, picnicking, or enjoying the natural surroundings. With quick access to Anderson Road, Stoney Trail, and Tsuut'sina/Bufalo Run, plus a variety of nearby amenities, this is the ideal place to call home. Don't miss out&mdashschedule your private showing today!