



GRASSROOTS
REALTY GROUP

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47 Woodmont Way SW
Calgary, Alberta

MLS # A2260483



\$685,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,023 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome Home to this Beautiful 4-Bedroom Gem in the Heart of Woodbine! Ideally located just minutes from Fish Creek Park, top-rated schools, playgrounds, shopping, golf, and major routes like Stoney Trail and Anderson Road, this stunning home is perfect for a growing family. Pride of ownership is evident throughout, with thoughtful upgrades and a functional layout designed for everyday living and entertaining. Step inside to discover a bright and inviting main level featuring a spacious front living room with oversized picture windows, a formal dining area, and a chef-inspired kitchen complete with stainless steel appliances, breakfast nook, and access to the rear deck. Just off the kitchen, the cozy sunken living room offers a stone-faced fireplace, custom built-in shelving, and beautiful accent walls. A great size office room for your daily work. A renovated 2-piece bathroom and a custom laundry room with side-door access complete the main floor, along with entry to the attached double garage. Upstairs, you'll find three generously sized bedrooms, including the private primary retreat with a walk-in closet and a spa-inspired 4-piece ensuite featuring a luxurious soaker tub (with rough-ins for a walk-in shower or upstairs laundry). A second full 4-piece bathroom serves the additional bedrooms. The fully developed basement adds incredible functionality, offering a large recreation room, a fourth bedroom, a flex room or den, a workshop, and ample storage space. Outside, enjoy a beautifully landscaped, private backyard with mature trees, alley access, and a spacious deck—perfect for summer barbecues and family gatherings. There's even room to park an RV alongside the double garage. This is your chance to own a beautifully maintained and move-in-ready home in the desirable community of Woodbine. Don't miss out!

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