



**7 Woodmont Rise SW
Calgary, Alberta**

MLS # A2298701



\$675,000

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|------------------|--|---------------|-------------------|
| Division: | Woodbine | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,808 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Detached, Oversized | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, No Smoking Home, Open Floorplan, Stone Counters | | |

Inclusions: None

4 BEDROOMS | 2 1/2 BATHROOMS | 4-LEVEL SPLIT | 2,300+ SQFT OF LIVING SPACE | OVERSIZED DOUBLE DETACHED GARAGE | QUIET STREET | Welcome to this charming 4-level split in the desirable community of Woodbine, offering over 2,300 sqft of developed living space and incredible potential for a growing family. Nestled on a quiet street with great curb appeal and a low-maintenance yard, this home is perfectly located close to schools, parks, shopping, and offers easy access to Stoney Trail, Tsuut'sina Costco, and Fish Creek Park. Step inside to a bright and spacious main floor featuring an open and inviting living room filled with natural light. The adjoining dining area flows seamlessly into the large kitchen with quartz counters, which overlooks the sunny backyard and offers plenty of space for family meals and entertaining. Luxury vinyl plank flooring runs throughout the main living areas, adding warmth and character to the home. Upstairs, you'll find three well-sized bedrooms including the primary retreat with a convenient 3-piece ensuite with Carrar marble and 10mm frameless glass shower. Two additional bedrooms with closets and a 4-piece bathroom complete this level, providing comfortable space for the whole family. The lower level features a cozy family room with a wood-burning fireplace, built-in shelving and wet bar, perfect for relaxing evenings, along with an additional bedroom and a 2-piece ensuite, ideal for guests or teens. The basement adds even more versatility with two additional rooms that can be used as a home office, gym, or craft space, along with a large unfinished storage area ready for your personal touch or future development. Outside, enjoy a private backyard complete with fruit trees and space to garden, along with a deep driveway leading to an oversized double detached

garage with built-in shelving. This home offers a fantastic opportunity to move into a well-established, family-friendly neighbourhood with easy access to major routes, shopping centres, and endless outdoor amenities. Updates include, Kohler toilets, Delta faucets and LED lights throughout the home. Perfect as your first home or for a growing family. Book your showing today!