



108 Woodmont Drive SW
Calgary, Alberta

MLS # A2303386



\$719,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,474 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn, Level, Many Trees, Rectangular Lot, T		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Sauna, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: None

Welcome to this beautifully upgraded bi-level home, perfectly situated in the heart of the highly desirable community of Woodbine, just steps from Fish Creek Park, excellent schools, and everyday conveniences, including Costco, shopping, and quick access to Stoney Trail. With over 2700 square feet of developed living space, this house boasts high standards of comfort and perfect functionality, highlighted by three bedrooms, three bathrooms, and several other functional rooms. Step inside, you will first be greeted by a spacious living room with a large triple-pane window and a traditional fireplace. Going further on the main floor, the house is laid out as two areas with different functionality. On the left-hand side, there is a big dining room open to the living room and a fully renovated kitchen with granite counters, plenty of modern cabinets, a gorgeous breakfast bar, and all-new charcoal stainless steel appliances. This kitchen is really a dream for the home chef! A large sliding door from the kitchen opens out to a nice balcony which overlooks a flourishing backyard with mature trees and flower beds. Three spacious bedrooms, two bathrooms, and a laundry room are located on the right-hand side of the main floor. The huge primary bedroom possesses a renovated ensuite and a large walk-in closet. Going downstairs, the fully finished walkout basement hosts a huge recreation room with a beautiful wet bar and a gas fireplace, a big family room, a den/home office, and a 4-piece washroom. Look at the brand new carpet throughout the basement! Further for your comfort and daily relaxation, there is a generously sized private sauna and an attractive Jacuzzi hot tub (**). The beautifully landscaped backyard can be accessed through the walk-out door of the basement or through the balcony outside the kitchen. Now it's your time to grab this gem. Book your showing today! (**Seller

believes the jacuzzi tub in the lower level sauna room is functioning, but is not certain, therefore it will be sold 'as is').