



**81 Woodmark Crescent SW  
Calgary, Alberta**

**MLS # A2140245**



**\$699,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,821 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

PRIDE OF OWNERSHIP SHINES THROUGHOUT + ULTIMATE WEST-FACING BACKYARD FOR ENTERTAINING! Enjoy living in this spectacular 2-storey home with 2752 SQ FT of functional living space, located in the desirable, family-oriented community of Woodbine! As you enter, you will notice vaulted ceilings and big, bright bay windows that grace the formal living room and dining room. The kitchen features many cabinets, counter space, pantry, and stainless steel appliances (including a gas stove) and a breakfast nook&mdash;perfect for the at-home gourmet. Completing the main floor is an inviting family room boasting a gas fireplace, a convenient 2-piece bathroom, and a dedicated laundry area. The top floor offers a dreamy primary bedroom with a large closet and a spacious 4-piece ensuite (with a Jacuzzi tub). Completing the upper floor are two additional bedrooms and a 4-piece bathroom. The fully finished basement offers a large rec room, a bedroom/office, and tons of storage. The west-facing backyard is an extension of the living space in the warmer months with a huge private deck with a natural gas BBQ, storage shed, raspberry bushes, and apple trees&mdash;a fantastic place to relax and recharge with friends and family. Other features include beautiful hardwood floors, AC, a double attached garage + additional parking pad, roof shingles (2015), and HWT (2022). Conveniently located close to all amenities, including shopping, public transportation, paths, parks (6 houses away), schools, and major roads, this home delivers great value. Book your private viewing today! Pride of ownership and attention to detail in this home are amazing and need to be seen to be truly appreciated!