



**51 Woodmont Road SW
Calgary, Alberta**

MLS # A2302026



\$715,000

Division:	Woodbine		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,548 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Level, No Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows		

Inclusions: Electric fireplace, shed

Renovated bungalow in Woodbine with 3,000 sq feet total living space up and down! This home was extensively renovated in 2018 with open concept design. Stainless steel appliance package includes gas cook top, wall oven & microwave, refrigerator and dishwasher. The big kitchen island is great for entertaining and anchors the main living area between the living room with new triple pane windows facing the street and a family room at the other end featuring a central electric fireplace. The family room windows were also recently upgraded to triple pane. The doors off the family room lead to the deck and backyard. There are 3 bedrooms on the main floor with an en-suite in the primary bedroom & a main bathroom. The fully developed basement features a large rec room, laundry room, bedroom & a 4-piece bathroom. Vinyl plank flooring was just installed in the basement. The whole home was recently painted and the attic insulation upgraded. Located close to school, parks, amenities & transportation. Shows 10/10. Come view this home today!!