



**51 Woodmont Road SW  
Calgary, Alberta**

**MLS # A2302026**



**\$705,000**

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

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!!