



**39 Woodmont Way
Calgary, Alberta**

MLS # A2315067



\$699,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,708 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Storage, Vinyl Windows, Wood Windows		

Inclusions: none

OPEN HOUSE June 27th 1-3pm and June 28th 2-4pm. Beautifully cared for 2-storey, 3 bedrooms family home on a generous 7,093 sq ft lot in desirable Woodbine, offering an exceptional blend of privacy, outdoor living, garden space, parking, storage and long term potential, including room to explore a future extension, subject to City approvals. With an east facing front exposure and a west facing backyard framed by large mature trees, everyday living here feels comfortable and connected to the outdoors. The main floor features a spacious living room, a lovely formal dining area on one side of the kitchen and a bright breakfast nook on the other, creating an easy flow for morning coffee, family dinners, holidays and casual entertaining. The kitchen is both functional and inviting, with stainless steel appliances including a new fridge and dishwasher, plus granite countertops. Hardwood and tile flooring throughout the main level add warmth, durability and timeless appeal. Just beyond the kitchen, the cozy family room provides another beautiful place to gather, with a charming brick wall fireplace that can be enjoyed as either wood burning or gas burning. The upper level offers three comfortable bedrooms, including a large primary bedroom with double doors. Carpet on this floor creates a soft atmosphere, while the bathrooms feature tile flooring and granite countertops. The finished basement adds even more flexibility, with two additional rooms that work well as a den, home office, gym, hobby space or guest area, along with a spacious recreation room that can easily accommodate both a games area and a cozy media zone. Outside, this home truly shines with its private oasis: a large deck with a gas line for a barbecue creates a great setting for summer meals and evening gatherings. The west facing backyard feels like a private retreat, with mature trees, garden

and flower beds, a charming pond style water feature, excellent privacy and no neighbour directly behind. A newer full rear fence includes a double gate to the lane, allowing convenient RV or boat access into the yard if desired. There is also an additional parking area finished with gravel and concrete pads on the side of the home. The insulated double attached garage offers excellent interior height, a newer overhead door (R12 value) and comfortable year round use for parking, storage, hobbies or workshop space. Recent updates include new rain gutters, newer rear fencing, new boiler adding peace of mind while preserving the home's well kept original character. Woodbine is loved for its community schools, access to Fish Creek Park, playgrounds, community pickleball and tennis courts, extensive shopping, Costco and quick access to Stoney Trail. Immaculately maintained and clearly loved, this charming home offers a rare combination of warmth, space, privacy, outdoor lifestyle, excellent parking options, flexible living areas and long term potential. Move in and start enjoying the lifestyle this rare home offers.