



**28 Woodmont Place SW
Calgary, Alberta**

MLS # A2318984



\$975,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,143 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Oversized, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, No Back Lane, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Pride of ownership shines through in this exceptional 2-storey home. Nestled on a quiet cul-de-sac in the heart of Woodbine, this property offers over 3,000 sq. ft. of total living space, 4 bedrooms, 3.5 bathrooms, and a rare triple attached garage and parking for up to 6 vehicles. Step inside to soaring ceilings and rich cherry hardwood flooring. The main level effortlessly balances formal and casual living, featuring a gracious dining room with side-deck access, a spacious updated kitchen with newer stainless steel appliances (including an induction stove), and a cozy rear family room complete with a custom fireplace mantle, built-ins, and direct access to your backyard oasis. A refreshed 2-piece bath and a brand-new stacked washer/dryer complete this level. Upstairs houses 4 generous bedrooms, a 3-piece bath, and an airy open hallway. The primary suite is a true south-facing retreat, showcasing a fully renovated 5-piece spa ensuite with heated floors, an oversized tiled shower, a deep freestanding soaker tub, a dual vanity, and a walk-in closet. The lower level adds immense value with a large rec room, wet bar, home gym area, versatile office/den, a 3-piece bath, and massive storage.