



**15 Woodmont Green SW  
Calgary, Alberta**

**MLS # A2321617**



**\$710,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, See Remarks, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Bar		

**Inclusions:** N/A

Live happily-ever-after! This bright, well maintained, 4 bedroom, private retreat, nestled on a quiet street in Woodbine is a truly lovely, family home. With \$30,000 of newer windows (2022), new hot water tank (2025), new dishwasher (2025), a \$6000 proactive sump pump addition (2025), modern designer lighting, a wood-burning fireplace with gas log lighter, a developed basement, and a big, private, fenced back yard, your family can live comfortably here. This mature community boasts larger lots, abundant green spaces and excellent local conveniences. Bordered by Fish Creek Provincial Park to the south, offering residents immediate access to extensive trail networks, several additional parks: Woodbine Athletic Park, Woodborough Park, Woodcreek Community Outdoor Rink, Woodbine Off-Leash area, Woodlands Tennis Courts, Woodcreek Pickleball Courts, great schools, shopping and more! Book your private viewing with you favourite REALTOR&reg; today.