



THE
A-TEAM

**RE/MAX
FIRST**

16 WOODMONT Green, Calgary T2W 4Z3

MLS®#: **A2175383**

Area: **Woodbine**

Listing Date: **11/07/24**

List Price: **\$579,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **3,605 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,557**
Low Sqft:
Ttl Sqft: **1,557**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Fruit Trees/Shrub(s)**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Laminate Counters,No Animal Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`9"	Dining Room	Main	15`0" x 10`1"
Family Room	Main	13`4" x 13`4"	Kitchen	Main	9`11" x 9`4"
Living Room	Main	13`0" x 13`2"	Breakfast Nook	Main	9`1" x 9`4"
3pc Ensuite bath	Second	5`1" x 8`6"	4pc Bathroom	Second	5`1" x 8`10"
Bedroom	Second	10`2" x 9`4"	Bedroom	Second	10`2" x 11`8"
Bedroom - Primary	Second	13`7" x 13`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8110673

Remarks

Pub Rmks: **Nestled in the welcoming, family-friendly community of Woodbine, this charming two-storey home sits in a peaceful cul-de-sac, offering both privacy and ease of access. With over 1,500 square feet of developed living space, this home includes three bedrooms and two-and-a-half bathrooms, combining functional design with cozy living. Upon entry, the main floor greets you with a spacious foyer leading into a bright living room enhanced by a large bay window. Adjacent to this area is a formal dining room, ideal for gatherings. The heart of the home lies in the open-concept kitchen, breakfast nook, and family room, where a U-shaped kitchen features modern stainless steel appliances. The adjoining family room includes a warm, wood burning fireplace, creating a cozy spot to unwind. This level offers a convenient two-piece powder room and a back door that opens to a generous deck, perfect for outdoor entertaining. Upstairs, you'll find three spacious bedrooms, including the primary suite, which offers a walk-in closet and a private three-piece ensuite. The additional bedrooms are complemented by a full four-piece bathroom, providing ample space and comfort for family or guests. The unfinished basement is a blank canvas, ready for your personal touch to suit your needs. Outside, a fully fenced backyard with a grassy area and alley access provides privacy and functionality. The large deck offers plenty of room for outdoor dining or relaxing, while the double detached garage, wired for 220 volts, adds valuable storage and workspace. Recent upgrades include new kitchen appliances in 2024, a new hot water tank and furnace installed in 2020, roof replacement in 2016, updated windows over the past 15 years, and a garage door replacement in 2022, ensuring the home is both comfortable and well-maintained. Woodbine offers an ideal lifestyle, with St. Jude School and Woodbine School nearby. You'll be minutes from Fish Creek Provincial Park and South Glenmore Park, perfect for outdoor adventures. Local conveniences include Safeway, Tim Hortons, Patisserie du Soleil, and more, while Stoney Trail and Buffalo Run, with its Costco and additional amenities, are easily accessible. Steps from Woodborough Park, enjoy nearby recreational options like tennis and pickleball courts, an outdoor rink, basketball court, and skatepark. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.**

Inclusions: **(2) Garage Door Openers, Garage Bench + Shelving, Kitchen Cabinets, Basement Desk, Deep Freeze**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









