

# \$729,000 - 59 Woodmont Way Sw, Calgary

MLS® #A2220414

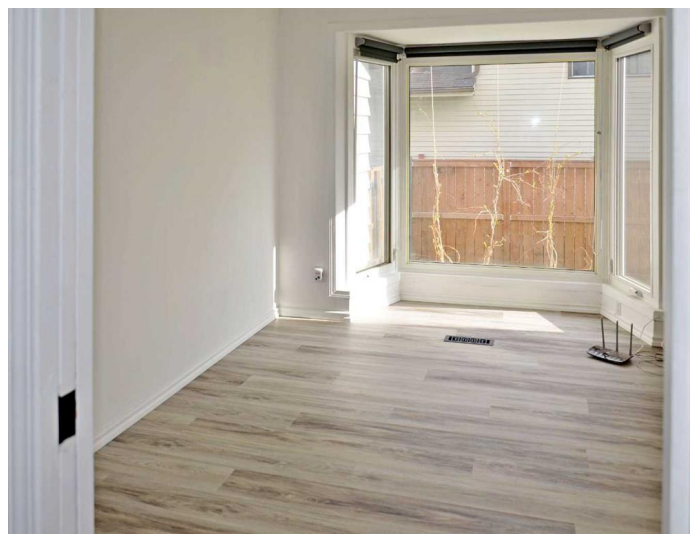
**\$729,000**

4 Bedroom, 4.00 Bathroom, 1,754 sqft

Residential on 0.12 Acres

Woodbine, Calgary, Alberta

Indulge in the comfort of this nicely renovated two-storey home, boasting 4 spacious bedrooms upstairs. With a fully developed interior spanning more than 2,600 sq ft, this residence offers a remarkable spa retreat, seamlessly blending luxury & tranquility. Nestled in the heart of the family-friendly Woodbine, this stunning home exudes warmth & charm, accentuated by its newer windows, including character bay windows that flood the space w/natural light. The meticulously designed kitchen is outfitted w/stainless-steel appliances, including a convection oven & a glass-top electric stove. Quartz countertops & a stylish tile backsplash harmonize beautifully with the abundant cabinetry & counter space & a large window over the sink. Adjacent to the kitchen, the spacious family room features a traditional wood-burning fireplace with a brick surround, built-in shelving, and direct access to an enclosed patio/gazebo via double sliding doors. The expansive family room, located just off the kitchen, serves as an inviting sanctuary for intimate gatherings or grand entertaining, its seamless design fostering an ambiance of sophistication. The main floor is further enhanced by a grand living room w/a bay window overlooking the front yard, offering a distinguished space for entertaining guests. Additionally, a generously sized main-floor office, bathed in natural light from its own bay window, presents the flexibility to serve as an additional bedroom. A sleek 2 -piece washroom w/a modern vanity & intelligently



designed main-floor laundry/powder room are conveniently tucked away at the rear of the home. Ascending to the upper level, you will discover 4 well-proportioned bedrooms, including a sumptuous master suite, complete w/a private 3-piece ensuite & an oversized walk-in shower. The main washroom echoes the home's refined aesthetic, complementing the thoughtful layout. Immerse yourself in the breathtaking SPA retreat, where heated slate stone flooring sets the stage for ultimate relaxation. A luxurious Finnish sauna, a chic European-style toilet adorned w/premium fancy tiles, a jacuzzi tub w/air pump, & an ambient electric wall fireplace create an indulgent haven. The steam room, featuring natural stone, a heated bench, & three rainfall showerheads, elevates the spa experience to extraordinary heights. The fully finished basement extends over 900 sq ft, offering a tranquil escape for relaxation or wellness pursuits. A well-appointed recreation room houses a gym area & a wine room, complete w/a dedicated utility sink & freezer. Practicality meets peace of mind with a seven-year-old roof, two hot water tanks (2017 & 2023), a furnace air purifier lamp, a water softener the hardwood floors in the main level and vinyl planks & laminate. The RV side parking further enhances convenience, offering ample space for multiple vehicles. Ideally situated near schools, shopping & transit, this remarkable home is mere minutes from Fish Creek, the newly developed Stoney Trail & Costco.

Built in 1980

**Essential Information**

MLS® #	A2220414
Price	\$729,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,754
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	59 Woodmont Way Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4L7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Jetted Tub, Natural Woodwork, Recreation Facilities, Sauna, Skylight(s), Steam Room
Appliances	Built-In Oven, Convection Oven, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Freezer, Humidifier
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Family Room, Glass Doors, Masonry, Raised Hearth, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Yard Lights, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	33
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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