



## 238 Woodmont Court Calgary Alberta

\$542,900

Welcome to this beautifully upgraded and stylish 2-Storey home on a quiet cul-de-sac. Pride of ownership will captivate you from the first glance as this home is truly something special in an amazing location. Walk up to your Victorian style large front porch to imagine yourself sipping your favourite beverage while enjoying the tranquil view this wonderful home offers. This FRESHLY UPDATED home exudes WARMTH and COMFORT with an inviting neutral pallet and NEWER luxury vinyl plank flooring throughout! The functional main floor design with OVERSIZED windows fills this beautiful home with natural light. Enjoy preparing your favourite culinary dishes in your well-appointed kitchen featuring NEW QUARTZ countertops, modern white cabinetry and NEW stainless-steel appliances all adjoining your bright breakfast nook offering a lovely view of the picturesque front yard! The spacious BRIGHT front entry leads to a private UPDATED 2-piece bath and separate side entry to the back yard, with an impressive family room, the IDEAL room to accommodate oversized furniture for relaxed family time. The upper floor boasts NEWER LUXURY VINYL PLANK flooring throughout with a LARGE bright private primary bedroom retreat with DUAL closets, 2 WELL-SIZED bedrooms and a shared UPDATED 4-piece bath all complete the beautiful upper level. The DEVELOPED LOWER welcomes you with a large open rec/family room, perfect for an office or workout area, an additional flex room (non-egress window), laundry room, and ample storage complete this functional space. Step outside to the private backyard FULLY FENCED private yard, offering a designated parking area off the back alley for two vehicles or the option to build a double car garage. ADD'L UPDATES & FEATURES: Windows (2020), Shingles (2016), 40-Gallon Hot Water Tank (2022), Furnace (2016), Composite Decking (2020), Main Floor and Upper Railing with S...

Family room 13.67 Ft x 10.50 Ft

Laundry room 5.08 Ft x 11.17 Ft

Recreational, Games room 13.92 Ft x 13.92 Ft

Storage 6.75 Ft x 2.42 Ft

Furnace 5.92 Ft x 6.58 Ft

Foyer 6.83 Ft x 5.92 Ft

Kitchen 8.25 Ft x 10.17 Ft

Living room 15.08 Ft x 13.83 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Bedroom 15.08 Ft x 10.92 Ft

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Listing Presented By:



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See

**Mirror**

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2pc Bathroom 5.50 Ft x 4.69 Ft

Dining room 8.17 Ft x 6.08 Ft

Bedroom 7.83 Ft x 10.33 Ft

Primary Bedroom 15.08 Ft x 13.42 Ft