



## 16 Woodmont Green Calgary Alberta

\$579,900

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 n...

3pc Bathroom 5.08 Ft x 8.50 Ft

4pc Bathroom 5.08 Ft x 8.83 Ft

Bedroom 10.17 Ft x 9.33 Ft

Bedroom 10.17 Ft x 11.67 Ft

Primary Bedroom 13.58 Ft x 13.00 Ft

2pc Bathroom 5.17 Ft x 4.75 Ft

Dining room 15.00 Ft x 10.08 Ft

Family room 13.33 Ft x 13.33 Ft

Kitchen 9.92 Ft x 9.33 Ft

Living room 13.00 Ft x 13.17 Ft

Breakfast 9.08 Ft x 9.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.chamberlaingroup.ca/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net