



# 81 Woodmark Crescent Calgary Alberta

\$699,000

PRIDE OF OWNERSHIP SHINES THROUGHOUT + ULTIMATE WEST-FACING BACKYARD FOR ENTERTAINING!

Enjoy living in this spectacular 2-storey home with 2752 SQ FT of functional living space, located in the desirable, family-oriented community of Woodbine! As you enter, you will notice vaulted ceilings and big, bright bay windows that grace the formal living room and dining room. The kitchen features many cabinets, counter space, pantry, and stainless steel appliances (including a gas stove) and a breakfast nook--perfect for the at-home gourmet. Completing the main floor is an inviting family room boasting a gas fireplace, a convenient 2-piece bathroom, and a dedicated laundry area. The top floor offers a dreamy primary bedroom with a large closet and a spacious 4-piece ensuite (with a Jacuzzi tub). Completing the upper floor are two additional bedrooms and a 4-piece bathroom. The fully finished basement offers a large rec room, a bedroom/office, and tons of storage. The west-facing backyard is an extension of the living space in the warmer months with a huge private deck with a natural gas BBQ, storage shed, raspberry bushes, and apple trees--a fantastic place to relax and recharge with friends and family. Other features include beautiful hardwood floors, AC, a double attached garage + additional parking pad, roof shingles (2015), and HWT (2022). Conveniently located close to all amenities, including shopping, public transportation, paths, parks (6 houses away), schools, and major roads, this home delivers great value. Book your private viewing today! Pride of ownership and attention to detail in this home are amazing and need to be seen to be truly appreciated! (id:6769)

Bedroom 14.83 Ft x 13.00 Ft

Recreational, Games room 11.42 Ft x 14.75 Ft

Storage 6.33 Ft x 12.92 Ft

Storage 24.83 Ft x 18.67 Ft

2pc Bathroom 5.17 Ft x 7.00 Ft

Dining room 6.83 Ft x 10.25 Ft

Dining room 13.42 Ft x 9.25 Ft

Family room 17.08 Ft x 14.33 Ft

Laundry room 5.08 Ft x 2.58 Ft

Living room 13.00 Ft x 17.25 Ft

Other 11.08 Ft x 8.58 Ft

4pc Bathroom 8.17 Ft x 6.25 Ft

4pc Bathroom 6.92 Ft x 8.33 Ft

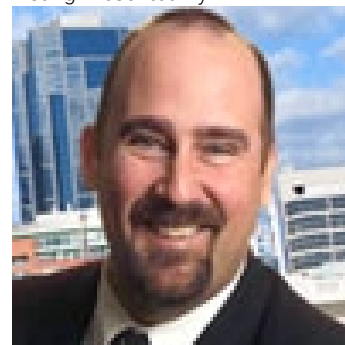
Bedroom 9.08 Ft x 13.17 Ft

Bedroom 9.33 Ft x 11.75 Ft

Primary Bedroom 11.50 Ft x 16.17 Ft

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

Listing Presented By:



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Century 21 Bamber Realty LTD.

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Kitchen 8.83 Ft x 13.92 Ft

Other 6.92 Ft x 8.33 Ft