

# \$749,900 - 35 Woodmont Crescent Sw, Calgary

MLS® #A2239665

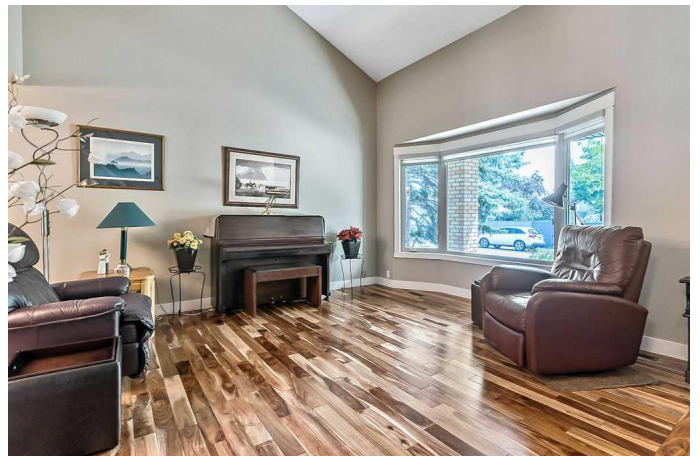
**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,128 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Discover this exceptional two storey home with extra single garage/workshop, RARE find in today's market. This meticulously maintained property showcases stunning slate and exotic hardwood flooring throughout the main level, complemented by dramatic vaulted ceilings that create an impressive sense of space. The heart of the home features a beautifully updated kitchen with quartz countertops, premium stainless steel appliances with convection oven. The thoughtfully designed layout includes an island workspace and breakfast nook, flowing seamlessly into a cozy family room, anchored by a welcoming gas fireplace. Formal dining and living areas provide elegant spaces for entertaining, while an oversized addition accommodates both laundry facilities and a dedicated hobby room. Upstairs, three generously proportioned bedrooms await, including a spacious primary bedroom featuring a completely renovated four-piece ensuite and abundant closet storage. The main 4pc bathroom serves the additional bedrooms with style and functionality. The fully finished basement extends the living space with a fourth bedroom, recreation room, four-piece bathroom, and practical storage areas. This level maximizes the home's potential for family living and entertaining. Step outside to discover a professionally landscaped backyard oasis featuring mature trees, thoughtful landscaping, and an expansive deck perfect for outdoor gatherings. The low-maintenance



yard design ensures more time for enjoyment and less time on upkeep. Exceptional features include central air conditioning for year-round comfort, an oversized shed connected to the double garage, and striking exposed aggregate concrete driveway. The property's crown jewel is the detached single garage with workshop space, providing endless possibilities for hobbies, storage, or projects. Properties of this caliber and character seldom become available, making this an extraordinary opportunity for discerning buyers seeking quality, functionality, and unique features in one remarkable package!

Built in 1980

**Essential Information**

MLS® #	A2239665
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,128
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	35 Woodmont Crescent Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4N2

**Amenities**

Parking Spaces	7
Parking	Double Garage Detached, Single Garage Detached
# of Garages	3

## Interior

Interior Features	Central Vacuum, Natural Woodwork, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, See Remarks, Native Plants
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.