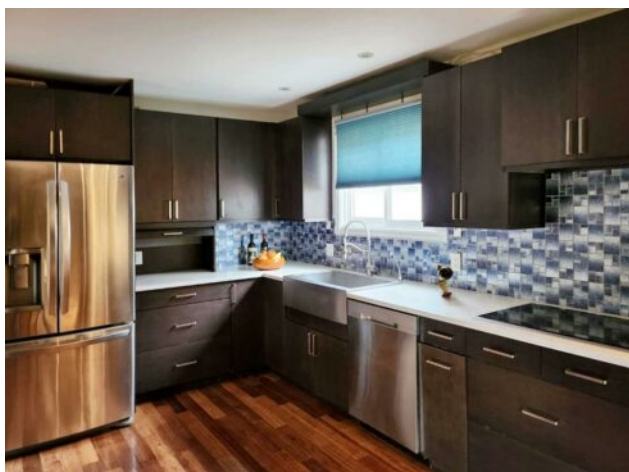


**59 Woodmont Way SW**  
**Calgary, Alberta**

**MLS # A2220414**



**\$789,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Stone, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Natural Woodwork, Quartz Counters, Recreation Facilities, Sauna, Skylight(s), Soaking Tub, Steam Room, Storage, Track Lighting, Vinyl Windows

**Inclusions:** none

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.