

**59 Woodmont Way SW  
Calgary, Alberta**

**MLS # A2242528**



**\$724,900**

<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:** n/a

Step into a home that holds both comfort and possibility. Nestled in the heart of the cherished, family-friendly Woodbine community, this beautifully upgraded two-storey residence with over 2,600 sq ft of fully developed living space is a sanctuary of warmth and modern elegance. Ideal for extended families or those who love to host, the home offers refined comfort and spa-inspired tranquility just steps from nature. A cascade of natural light fills the home through newer windows, including character-filled bay windows, creating an uplifting flow of air and illumination. The kitchen features stainless steel appliances, a convection oven, a glass-top stove, quartz countertops, a stylish tile backsplash, and generous cabinetry framed by a large window. The adjacent family room, anchored by a traditional wood-burning fireplace with brick surround and built-in shelving, opens to a private enclosed patio/gazebo, ideal for gatherings or serene retreats. A larger living room with a front-facing bay window offers a distinguished space for entertaining, while a sunlit main-floor office with its own bay window doubles as a fifth bedroom. A sleek two-piece washroom and an intelligently designed laundry/powder room complete the main level, offering both practicality and privacy. Upstairs, four generously sized bedrooms await, including a sumptuous master suite with a private three-piece ensuite and oversized walk-in shower. The main bathroom continues the home's thoughtful design. Immerse yourself in the breathtaking spa retreat, where heated slate stone floors welcome you into a world of calm. A Finnish sauna, European-style toilet, jacuzzi tub with air pump, ambient electric fireplace, and a luxurious steam room with natural stone heated floors, heated bench, and triple rainfall showerheads create a sanctuary that rejuvenates body and soul. The fully finished basement is over 900

sq ft and includes a tranquil recreation room with gym area and a wine cellar equipped with a dedicated utility sink and freezer. Upgrades such as a newer roof (7 years), dual hot water tanks (2017 & 2023), a furnace air purifier, water softener, and hardwood/vinyl/laminate flooring throughout provide peace of mind and enduring value. Outdoors, enjoy a lush lawn under matured lilac trees, a covered patio for year-round comfort, and a uniquely designed drive-through space with double gates(rare find!). Park multiple vehicles, recreational equipment, or business trailers securely in the backyard or along the spacious front lane&mdash;perfect for hosting, working, or welcoming. Located just minutes from Fish Creek Provincial Park, Stoney Trail, Costco, schools, shopping, and transit, this exceptional home is both a retreat and a launchpad. Come home to possibility. Come home to sanctuary.