

\$899,888 - 91 Woodbrook Road Sw, Calgary

MLS® #A2198493

\$899,888

5 Bedroom, 4.00 Bathroom, 2,611 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Here is a rare opportunity to own a truly unique home with almost 3500 SQ FEET OF LIVING SPACE that offers a lifestyle of comfort , tranquility and stunning natural beauty. This house is not only a house, but a retreat that invites you to enjoy the best of both indoor and outdoor living.

This one-of-a-kind home is designed to make the most of its surroundings, with 360 DEGREES OF SUNSHINE, ensuring you are bathed in natural light throughout the day. Situated with NO NEIGHBOURS on three sides, the privacy it offers is unparalleled and it boasts an unobstructed full MOUNTAIN VIEW - a perfect backdrop for any season.

Inside, you will find extra-large, spacious bedrooms that offer plenty of room for rest and relaxation. FULLY FINISHED BASEMENT can be developed to have an additional walk out entrance. The home also features TWO NEWER FURNACES for consistent comfort, NATURAL FIREPLACE that adds warmth and charm and a built -in vacuum system for convenience. The natural oak 3/4 hardwood floors provide an elegant touch throughout the house, and both the interior and exterior have recently been renovated, including recent painting and newer carpeting, insuring a move in-ready experience. Step outside to enjoy the serene backyard and stoned patio, perfect for relaxing or entertaining with your family. And, of course, LOCATION, LOCATION,



LOCATION! The property is ideally situated with easy access to Fish Creek Park and Heritage park / Glenmore reservoir - perfect for walks or bike rides. In addition, the newly opened shopping centre and Costco are just a 5 minute walk away, providing ultimate convenience for all your needs.

Don't miss this amazing opportunity to own a dream family house! Check out our 3D tour and schedule your showing today!

Built in 1989

Essential Information

MLS® #	A2198493
Price	\$899,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,611
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Woodbrook Road Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6C6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages	2
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Interior

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home, Pantry
Appliances	Dishwasher, Range Hood, Washer/Dryer, Window Coverings, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Private
Roof	Cedar Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 3rd, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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