

\$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

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 48
Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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