

# \$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 39  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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.