

# \$749,000 - 91 Woodbrook Road Sw, Calgary

MLS® #A2251631

**\$749,000**

5 Bedroom, 4.00 Bathroom, 2,633 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

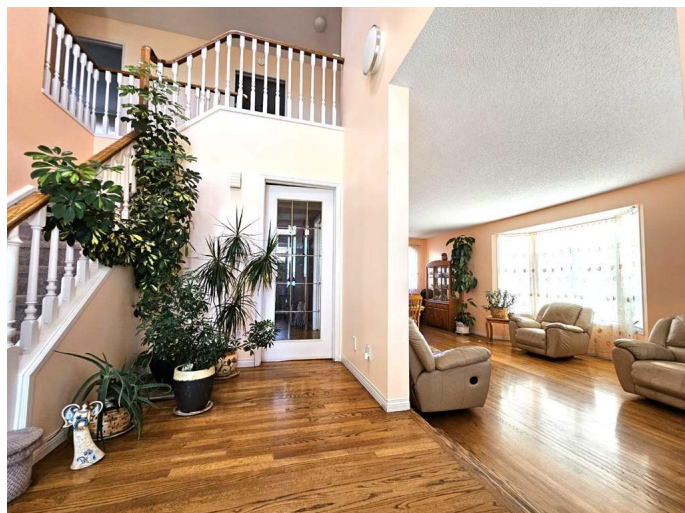
Custom built. Located on an oversized lot, pretty much your own half a city block! Perfect for families who value their space and require additional parking. Steps to the pathways and a short walk to Costco and shops in Buffalo Run. This home is filled with tons of natural light a comfortable functional and usable floor plan. The main floor family room offers a natural wood burning fireplace and built-ins. The spacious kitchen designed for the family chef with a sitting area where sunsets and mountain views compliment the meal. The second level offers a generous primary bedroom with a lavish en-suite. As well as two additional spacious bedrooms and an office. . The fully developed basement expands the living space with a huge rec room, private bedroom and a 4 piece bath. Abundance of storage space., whether its kids hockey equipment , ski gear, hunting you've got the space. No neighbors on three sides is pretty rare for city living. Attached oversized double garage and a private yard complete this estate style home. Tons of potential to add your own creative touch. Close to, Fish Creek Park, schools, playgrounds, and amenities, this home is ready for its new owner.

Built in 1989

## Essential Information

MLS® # A2251631

Price \$749,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,633       |
| 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 | T2W6C6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

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

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Low Maintenance Landscape, Level |
| Roof              | Cedar Shake                                                                  |
| Construction      | Wood Frame, Stucco                                                           |
| Foundation        | Poured Concrete                                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 56                |
| Zoning         | R-CG              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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