# \$699,900 - 91 Woodbrook Road Sw, Calgary

MLS® #A2251631

## \$699,900

5 Bedroom, 4.00 Bathroom, 2,633 sqft Residential on 0.13 Acres

Woodbine, Calgary, Alberta

HUGE PRICE REDUCTION! 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 \$699,900

5

Bedrooms

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 Bookcases, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island,

No Smoking Home, Pantry

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings, Gas Oven

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Level, Low Maintenance

Landscape

Roof Cedar Shake

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 27th, 2025

Days on Market 55

Zoning R-CG

## **Listing Details**

Listing Office Stonemere Real Estate Solutions

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