

# \$774,900 - 91 Woodbrook Road Sw, Calgary

MLS® #A2251631

**\$774,900**

5 Bedroom, 4.00 Bathroom, 2,633 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

**\*Open House Sat Sept 13th 2-4pm\*** Gorgeous sunsets and mountain views set the tone for this nearly 3,500 SF custom home in Woodbine—built for families who value space, comfort, and connection. From the grand foyer with soaring ceilings, you™re welcomed into bright, south-facing living and dining areas, a cozy sitting room with fireplace and built-ins, and a spacious kitchen designed for gathering. Upstairs, the private family level offers a generous primary suite with en-suite and three additional bedrooms. The fully developed basement expands the living space with a huge rec room, private bedroom and bath, and exceptional storage.

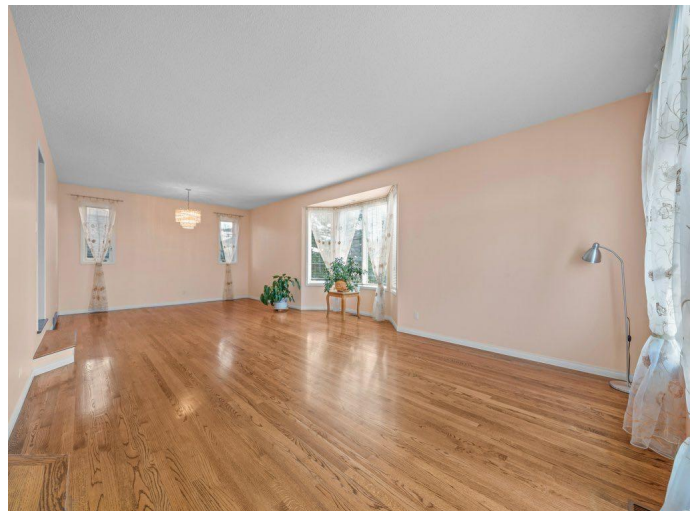
Set on a quiet lot with no neighbours on three sides, the home also offers an abundance of street parking. The fully fenced backyard features a stone patio with gas BBQ hookup—perfect for relaxing, gardening, or entertaining while taking in those evening sunsets. Just steps from Fish Creek Park, with quick access to Stoney Trail and close to schools, playgrounds, and amenities, this home has been lovingly maintained and is move-in ready.

Built in 1989

## Essential Information

MLS® # A2251631

Price \$774,900



|                |             |
|----------------|-------------|
| 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 | Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Bookcases |
| 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 | 22                |
| Zoning         | R-CG              |

**Listing Details**

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

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