

# \$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.

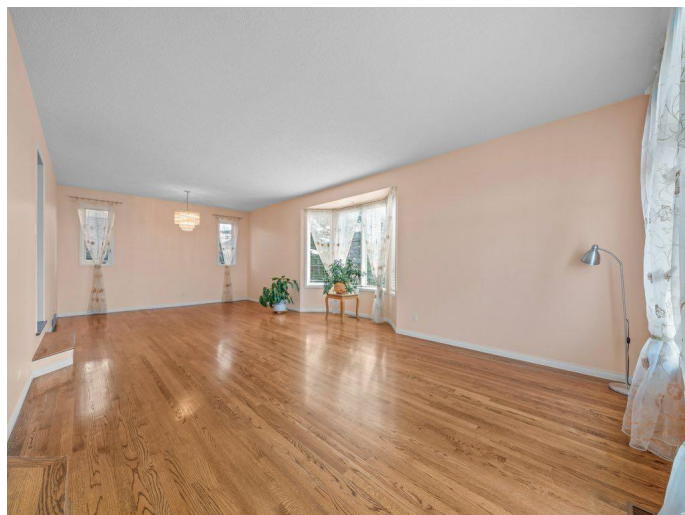
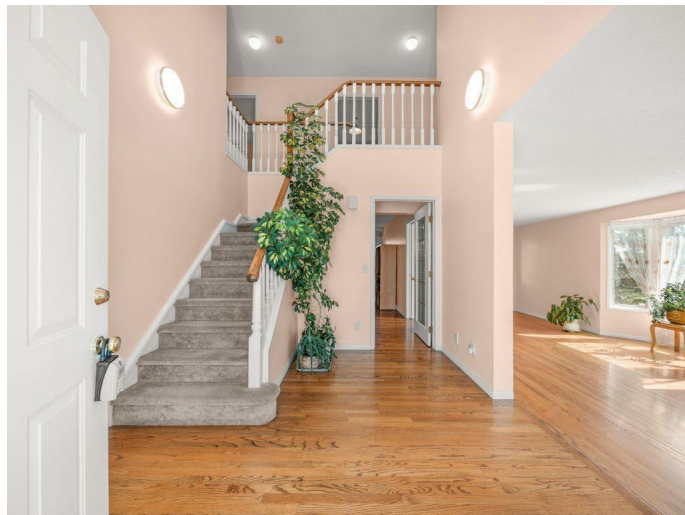
Set on a quiet lot with no neighbours on three sides, the home also offers an abundance of street parking. The fully fenced backyard features a stone patio with gas BBQ hookup—perfect for relaxing, gardening, or entertaining while taking in those evening sunsets. Just steps from Fish Creek Park, with 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	17
Zoning	R-CG

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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