



THE
A-TEAM

**RE/MAX
FIRST**

91 WOODBROOK Road, Calgary T2W 6C6

MLS®#: **A2198493**

Area: **Woodbine**

Listing Date: **03/03/25**

List Price: **\$899,988**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **5,823 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,611**

Low Sqft:

Ttl Sqft: **2,611**

DOM

11

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Oven,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,High Ceilings,Jetted Tub,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	116`6" x 7`9"	Kitchen	Main	12`2" x 14`11"
Dining Room	Main	9`5" x 12`1"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	0`0" x 0`0"	Laundry	Main	7`6" x 8`3"
Family Room	Main	15`6" x 15`11"	Great Room	Main	9`11" x 14`0"
Bedroom - Primary	Second	13`4" x 14`0"	4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`2" x 6`6"	Bedroom	Second	10`2" x 14`2"
5pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	12`1" x 14`2"

Bedroom
4pc Bathroom
Den

Basement
Basement
Basement

13`0" x 11`1"
0`0" x 0`0"
11`3" x 12`8"

Office
Game Room

Basement
Basement

6`4" x 7`8"
14`4" x 20`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8810900

Zoning:
R-CG

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Mountain View)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











