



GRASSROOTS
REALTY GROUP

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91 Woodbrook Road SW
Calgary, Alberta

MLS # A2251631



\$799,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,633 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Freezer in Basement

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 ensuite 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.