



**220 Woodbrook Mews SW  
Calgary, Alberta**

**MLS # A2298872**



**\$879,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,401 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, See Remarks		

**Inclusions:** white basement cabinets, shed in backyard

Welcome to this spacious and beautifully maintained 2-storey home located on an oversized lot in the highly desirable community of Woodbine. Offering over 3,000 sq ft of total living space, this home features breathtaking mountain views and a sunny southwest-facing backyard perfect for relaxing or entertaining. The main floor offers a functional and elegant layout with a formal living room, formal dining room, main floor office, convenient laundry room, and a 2-piece bathroom. The bright family room showcases large windows and a cozy gas fireplace, creating a warm and inviting space. The kitchen features hardwood floors, oak cabinetry, and opens directly onto a huge deck where you can enjoy stunning mountain views and beautiful sunsets. Upstairs, you will find two spacious bedrooms, a 4-piece bathroom, and a large primary retreat complete with a walk-in closet, private ensuite, and spectacular mountain views. The fully finished basement provides incredible additional living space, including a fourth bedroom, 3-piece bathroom, a large and very bright family room with gas fireplace, and a mini kitchen &mdash; perfect for extended family or guests. Additional features include two furnaces, air conditioning, and a newer hot water tank for added comfort and efficiency. Ideally located close to Stoney Trail, all levels of schools, shopping, parks, and amenities, this home sits in a well-established, family-friendly community and offers the perfect blend of space, comfort, and location.