



91 Woodbrook Road Calgary Alberta

\$899,988

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! (id:6769)

Primary Bedroom 13.33 Ft x 14.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.17 Ft x 6.50 Ft

Bedroom 10.17 Ft x 14.17 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 12.08 Ft x 14.17 Ft

Bedroom 13.00 Ft x 11.08 Ft

Den 11.25 Ft x 12.67 Ft

Other 116.50 Ft x 7.75 Ft

Kitchen 12.17 Ft x 14.92 Ft

Dining room 9.42 Ft x 12.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Other .00 Ft x .00 Ft

Laundry room 7.50 Ft x 8.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.oleglutso.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Office 6.33 Ft x 7.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 14.33 Ft x 20.25 Ft

Family room 15.50 Ft x 15.92 Ft

Great room 9.92 Ft x 14.00 Ft