



91 Woodbrook Road Calgary Alberta

\$849,900

Built for big families who value connection, creativity, and culinary traditions, this thoughtfully designed custom home w nearly 3500SF of developed space that offers the perfect blend of generous spaces & intimate gathering areas -- all within the mature, sought-after community of Woodbine. From the moment you step through the grand entrance with soaring ceilings, you'll feel the sense of openness and togetherness this home is built for. Directly accessible from the foyer are the two true hearts of the home: To the left, a spacious kitchen ready for culinary adventures, with ample space for everyone who inevitably gathers there. To the right, a sun-drenched, south-facing open-concept living / dining combo, perfectly designed to host family dinners, celebrations, and everyday moments of connection. Adjacent to this main living space is a cozy, more intimate sitting room featuring a charming fireplace and custom built-in bookshelves -- ideal for quiet conversations, reading, or relaxing evenings. A testament to thoughtful planning, the laundry room is conveniently located on the main floor by the attached double garage. The fully developed basement offers exceptional versatility for a large or multi-generational family. A massive family room invites kids (and kids-at-heart) to play, create, and be as expressive as they like. The large basement bedroom provides the perfect private retreat for live-in grandparents, a nanny, or an independent teen -- offering separation without disconnection. Plus, a huge dedicated storage room easily accommodates a wine cellar, home canning supplies, or all your Costco hauls! Upstairs, the private family level features a generously sized primary bedroom with a luxurious ensuite, along with three additional spacious bedrooms and a well-appointed main bathroom offering plenty of space for everyone's daily routines. Outdoor living is just as ...

Primary Bedroom 13.33 Ft x 14.00 Ft

4pc Bathroom 9.50 Ft x 13.33 Ft

Bedroom 10.17 Ft x 8.50 Ft

Bedroom 10.17 Ft x 14.17 Ft

5pc Bathroom 10.33 Ft x 7.33 Ft

Bedroom 12.08 Ft x 14.17 Ft

Bedroom 13.00 Ft x 11.08 Ft

Office 6.33 Ft x 7.67 Ft

4pc Bathroom 4.92 Ft x 10.00 Ft

Recreational, Games room 14.33 Ft x 20.25 Ft

Den 11.25 Ft x 12.67 Ft

Storage 12.75 Ft x 13.58 Ft

Kitchen 12.17 Ft x 14.92 Ft

Dining room 9.42 Ft x 12.08 Ft

2pc Bathroom 6.42 Ft x 2.75 Ft

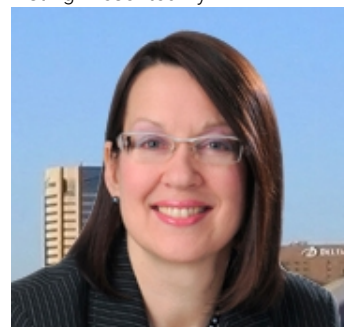
Family room 15.50 Ft x 15.92 Ft

Dining room 9.92 Ft x 14.00 Ft

Living room 19.08 Ft x 14.00 Ft

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