



**220 Woodbrook Mews SW
Calgary, Alberta**

MLS # A2298872



\$879,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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.