

## 240 Woodbriar Place SW Calgary, Alberta

**MLS # A2256623**



# \$875,000

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,291 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** Blinds, Curtain Rods, Hood fan, Garage Key Pad, 2 Humidifiers, Patio Sectional & Umbrella, Deck Box, Plastic Shed & Storage Room Shelves, Exterior Lights & Firewood

This beautifully upgraded and meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac in prestigious Woodbriar Estates in Woodbine. With over \$100,000 invested in updates in the past 10 years, featuring 5 bedrooms, 4 full bathrooms, and more than 3,600 sq. ft. of developed living space designed for comfort, and style. Major upgrades include all Triple-Pane Windows on Main and Upper Levels, Exterior Doors, Stucco, Soffits, Downspouts, Fencing, Driveway Pathway, and an Oversized Deck (2022), All Plumbing Updated w/PEX and 2 Hot Water Tanks (2021), Basement Carpet (2022), Washer (2024), Dryer (2022), Spray-Foam Attic Insulation (2018), Two Furnaces (approx. 2013), and Central Vac (2023). The kitchen also offers newer stainless steel appliances, including a Stove (2021) and Dishwasher (2023) Garburator (2024). The main floor impresses with gleaming hardwood floors, soaring vaulted ceilings, and abundant natural light. A stylish kitchen with pot lighting and seamless flow to the sunny backyard creates effortless indoor-outdoor living. The family room, anchored by a wood-burning fireplace, adds cozy charm, while a versatile fourth bedroom or office, full bath, and main floor laundry complete the main level. Upstairs, hardwood flooring continues through three spacious bedrooms, including a luxurious primary retreat with dual sinks, Jacuzzi tub, and oversized glass shower. A 4-piece bath serves the secondary bedrooms with style. The fully developed lower level offers even more ideal space with a large recreation room, fifth bedroom, fourth full bath, and ample storage &mdash; ideal for teens, extended family, or guests. Outside, the south-facing backyard is a private retreat with professional landscaping, mature trees, and an oversized deck with convenient BBQ gas line, perfect for entertaining or relaxing. This coveted location is walking

distance to playgrounds, walking paths and Woodbine Elementary (K&ndash;6) and St. Jude Separate (K&ndash;6), with quick access to Calgary Transit (#56). Nearby conveniences include Woodbine Square with Safeway, Shoppers, Dollarama, and Tim Hortons, while the Shops at Buffalo Run feature a new Costco and the upcoming Superstore. Best of all, Fish Creek Park's endless trails and natural beauty are just minutes away. With extensive updates, timeless design, and an unbeatable location, this extraordinary Woodbriar Estates home truly has it all!