

523 Woodbriar Place SW
Calgary, Alberta

MLS # A2176326



\$899,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,826 sq.ft.	Age:	1987 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Other, Pie Shaped Lot, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: n/a

OPEN HOUSE NOV 2nd 1-3PM - This is your chance to own a well cared for & updated home perfectly situated in a quiet cul-de-sac in the mature and sought-after neighborhood of Woodbine. Nestled on a large pie-shaped lot, this property boasts a sprawling west-facing backyard, providing ample space for outdoor activities, gardening, and endless possibilities for entertainment. Enjoy breathtaking mountain views from the comfort of your second-floor balcony, a perfect spot to take in evening sunsets. Inside, the home offers a generous and well-thought-out floor plan designed for family living. As you step inside, you are greeted by a bright and inviting front sitting room featuring vaulted ceilings and a new pot lights + chandelier, as well as a formal dining space perfect for larger intimate gatherings. The back of the home opens up into a more open-concept living area, with a well-appointed kitchen as its centerpiece. The kitchen boasts updated stainless steel appliances, elegant quartz countertops, and a stylish new tile backsplash with contemporary built in hood. A corner sink with a window overlooks sprawling deck and yard, while the cozy breakfast nook with built in bar is the perfect complement to the space. Adjacent, the spacious living room is a lovely place to retreat, with built in bookshelves, a wood burning fire place, and large windows letting in natural light. A versatile main floor flex room offers the option to use it as a home office or an additional bedroom, while a newly appointed laundry room complete with sink and half bath add to the home's functional offerings. Upstairs, the large primary retreat features a fresh and modern 5-piece ensuite bathroom, creating a luxurious private escape with heated tile flooring. Enjoy soaking in the sunlit free standing tub, or take a relaxing break in the freshly tiled walk in shower complete with rain shower head. The upper level

also includes new baseboards, casings, and plush carpet, complementing the total of 4 spacious bedrooms. There is an additional completely renovated 4pc bath on this level, as well as a flex space ideal for a home office, homework nook, or bonus space. The home has been meticulously cared for, with new windows throughout ensuring both comfort and energy efficiency. The basement offers additional developed space, complete with a full bathroom, providing a blank canvas for the new owners to customize and make their own. Enjoy the sunny west backyard, with direct access to the pathway system in the neighbourhood. This thoughtfully updated home is perfect for growing families, offering a blend of comfort, style, and flexibility. Ideal for those looking to enjoy both peaceful living and proximity to parks, schools, local amenities, and the ring road. Other features include: an oversized double attached garage, glass railing on balcony, newer vinyl decking on balcony, updated plumbing, fresh paint throughout, new washer/dryer, & more! Don't miss the chance to make it yours!