

34 Woodbriar Place SW
Calgary, Alberta

MLS # A2202724



\$999,900

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,217 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Pie Shap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Beautifully upgraded 2,217 sq' two storey in an excellent cul-de-sac location with mountain views in Woodbriar Estates. This classic family home has been upgraded inside and out with high-quality fixtures and finishing. New or newer roof, windows, exterior doors, garage door, eaves and soffits. Inside, you will be greeted by soaring two storey vaulted ceilings, solid-core interior doors, estate casing and baseboard, a renovated kitchen with new full-height cabinets with soft close doors and drawers, granite countertops, valance lighting and quality appliances with a gas stove. Rich engineered hardwood floors through the main level. Designer railings and metal spindles, a floor-to-ceiling natural stone travertine fireplace, pot lights throughout, and a renovated full bath (3 piece) on the main level. Spacious bedrooms with mountain views from the front of the house. The upgraded primary ensuite features a separate glass shower, a deep soaker tub, and a massive walk-in closet! Downstairs is professionally developed with a games area and a family room with a wet bar. The garage is drywalled, painted, and has a 40-amp sub panel and a 220 plug. Heated floor in the kitchen, all new composite decking and a stone patio in the large pie-shaped lot, hot tub, continuous curbs, A/C to keep you cool in the summer, irrigation system water softener, walk-in closets in all bedrooms and more. This home has no disappointments and has been meticulously maintained and upgraded by long-term owners. Walk to schools and Fish Creek Park and be close to the shops and services at The Shops at Buffalo Run, only seconds off the ring road.