

# \$1,100,000 - 375 Woodbriar Circle Sw, Calgary

MLS® #A2234379

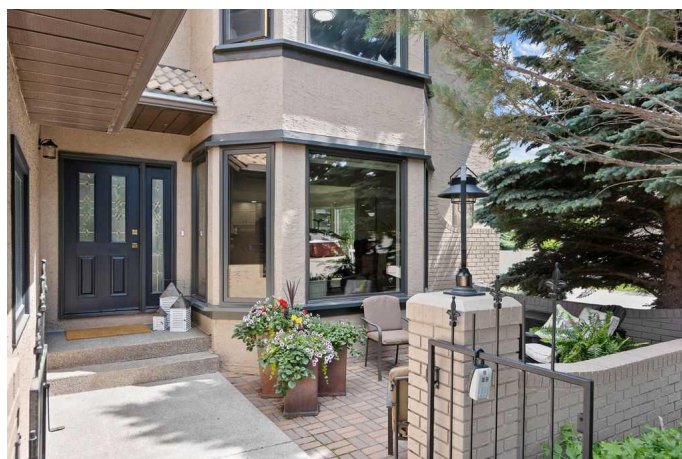
**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 2,490 sqft

Residential on 0.15 Acres

Woodbine, Calgary, Alberta

Beautiful well maintained updated family home filled with natural light is situated in Woodbriar Estates on a super quiet street and backing onto Woodbriar Park. This 2491 sq. ft. home has gorgeous curb appeal, freshly painted inside and out (2024/25) with new flat ceilings on the main and upper floors. The main level has been newly renovated with LVP flooring now open from kitchen area to the dining and living room making it perfect for entertaining guests. The kitchen has loads of cupboard space with upgrades that include black appliances, granite counter tops, island, pantry and a new beverage center. Breakfast nook opens to the large deck, private back yard oasis with shed and plenty of tree coverage for privacy. Family room has vaulted ceilings, skylights, built-ins and a cozy fireplace. Completing the main level is a dedicated laundry room with sink and half bathroom. Access to the fully finished insulated attached double garage featuring epoxy floor. slatted walls and custom metal built-in cabinets is through the laundry/mud room. Upper level has 3 generous bedrooms (1 currently used as a hobby/craft room) and an office retreat. Large primary bedroom includes a 5 piece ensuite with a heated soaker Bains tub, separate shower, in floor heating, walk-in closet and access to the upper balcony for your morning coffee. The lower level is a huge fully finished large space that includes a pool table and room for your morning workout along with a bathroom and



additional storage. Additional high end features include no maintenance cement tile roof , newer high efficiency furnace, hot water tank, water softener, vacuum system, central air conditioning and underground sprinkler system. All light fixtures have been upgraded to LED lights. This is a beautiful home that can not be overlooked. Seeing is wanting!!!! Open house Sunday June 29 1-4 PM

Built in 1987

### **Essential Information**

MLS® #	A2234379
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,490
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	375 Woodbriar Circle Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5Z1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Disposal
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Courtyard, Rain Gutters, Uncovered Courtyard
Lot Description	Backs on to Park/Green Space, Landscaped, Level, Many Trees, No Neighbours Behind, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Yard Lights
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.