# \$1,095,999 - 194 Woodbriar Circle Sw, Calgary

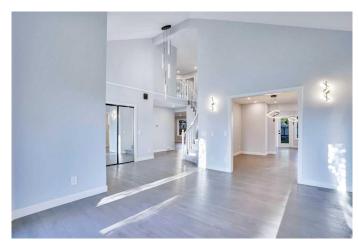
MLS® #A2222471

### \$1,095,999

7 Bedroom, 5.00 Bathroom, 2,767 sqft Residential on 0.13 Acres

Woodbine, Calgary, Alberta

NEWLY RENOVATED property. | TOTAL of 7 Bed & 5 Bath | This is not your typical renovation! It features high-end luxurious finishes. The spacious main floor features an open concept upon entry and is full of NATURAL light from the oversized 3 Pane windows Throughout the house. It's extremely spacious upon entry! The brand-new kitchen includes a large central island, premium quartz countertops, and stainless appliances. You'll find 1 bedroom with 1 full bathroom on the main, 4 great-sized bedrooms and 3 full Bathrooms and Laundry on the second floor. One of the master bedrooms has a wonderful 5 pieces luxurious en-suite and a walk-through closet. The enormous Legal basement features a large family room a full bathroom, and 2 generous bedrooms with a great-sized window. There's also a dedicated laundry room in the basement. 2 High-efficiency furnaces & 2 hot water tank were just installed. New LVP floor through out, new roof. This home was designed to perfection! Step outside and you're greeted with an enormous backyard. Pot lights have been installed outside of the house. Truly a breathtaking renovation priced aggressively. Why wait when you can book your showing today with your favourite Realtor!!







Built in 1987

#### **Essential Information**

MLS® # A2222471 Price \$1,095,999

Bedrooms 7

Bathrooms 5.00

Full Baths 5

Square Footage 2,767

Acres 0.13

Year Built 1987

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 194 Woodbriar Circle Sw

Subdivision Woodbine

City Calgary

County Calgary
Province Alberta

Postal Code T2W 6A7

**Amenities** 

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, See Remarks, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, See

Remarks, Stove(s), Washer/Dryer

Heating Forced Air, See Remarks

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Mixed

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Wood Frame, See Remarks

Foundation Poured Concrete, Wood, See Remarks

### **Additional Information**

Date Listed June 7th, 2025

Days on Market 32

Zoning R-C2

## **Listing Details**

Listing Office PREP Realty

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