

\$999,900 - 34 Woodbriar Place Sw, Calgary

MLS® #A2202724

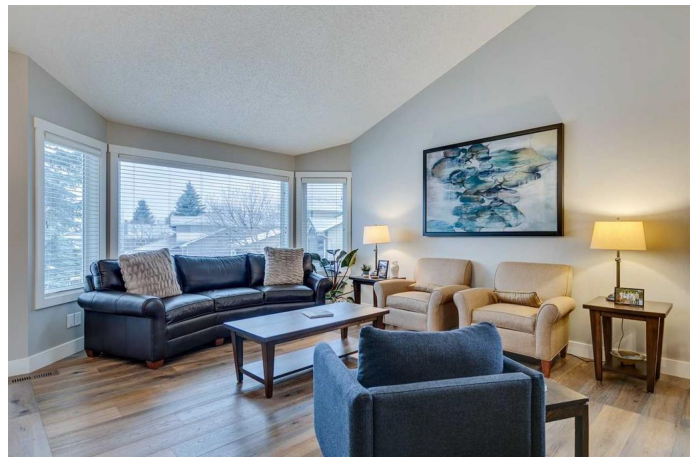
\$999,900

4 Bedroom, 3.00 Bathroom, 2,217 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

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.

Built in 1987

Essential Information

MLS® #	A2202724
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,217
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	34 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Water Softener, Window

	Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas, Glass Doors
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Pie Shaped Lot, Private, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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