

\$859,900 - 729 Woodbriar Place Sw, Calgary

MLS® #A2104783

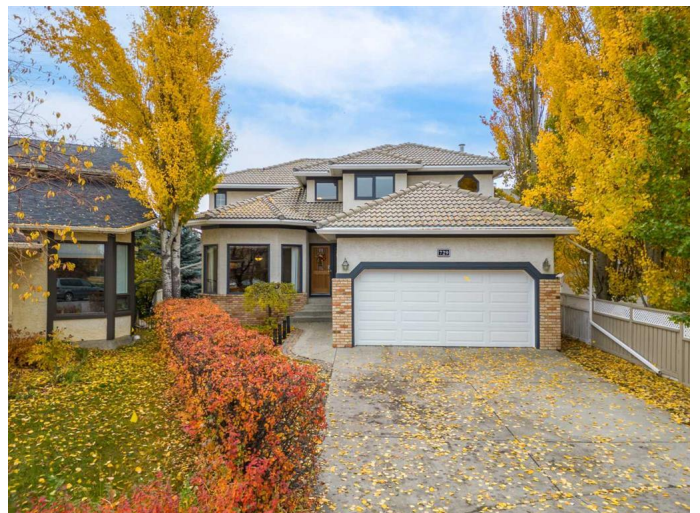
\$859,900

4 Bedroom, 4.00 Bathroom, 2,545 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Welcome home to 729 Woodbriar Place - a very quiet cul-de-sac in the heart of WOODBRIAR ESTATES. Think about what youâ€™ve looked at in Calgary within this price category for a detached home & you will be convinced that there are COMPELLING REASONS to consider this property to be your next home. (1.) THE FLOORPLAN â€“ 3800 sq ft of finished space which includes four bedrooms on the upper level, one being a large primary bedroom with two walk-in closets and a generously sized 5-piece ensuite, three additional bedrooms on this floor and an updated full bathroom. On the main level there is a home office, formal dining room, open concept kitchen and TWO separate family entertainment areas. (2.) A WALK OUT BASEMENTâ€“ only a handful of homes in this neighbourhood are walkouts and you wonâ€™t find a basement with this level of renovation. Engineered hardwood flooring over an insulated Dricore subfloor for additional warmth, ample room for a tv or games room, a well-equipped wet bar, a half bath. An added bonus is a custom craft room. (3.) THE LOT & LOCATION. The pie lot features a sunny south-east facing backyard that brings in loads of natural light with mature trees. There is a large vinyl-covered deck and glass railings with a natural gas outlet just off the breakfast nook, perfect for enjoying the serene surroundings in the quiet cul-de-sac location. A new retaining wall was just completed in October 2023. There are also



two air conditioner units to keep you cool in the summer. 4.) THE COMMUNITY. Woodbine is such a great neighbourhood for so many reasons. This home is a 10 minute walk to Fish Creek Provincial Park. Woodbine also offers mature schools, convenient shopping like the community Safeway, Shoppers Drug Mart, Tim Horton's & more. Easy access to the ring road to get you on your way. 5 minutes from Costco & a short drive to get you to major roadways. Great transit availability as well. | Additional updates include removal of all poly-b, new garage door and exterior trim paint in September 2023. A turnkey home, amazing location & an awesome neighbourhood. You're not going to find better value for a detached home in Calgary right now!

Built in 1987

Essential Information

MLS® #	A2104783
Price	\$859,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,545
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	729 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 5Z2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Landscaped, Pie Shaped Lot
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 21st, 2024
Days on Market	49
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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