

\$749,900 - 531 Woodbriar Place Sw, Calgary

MLS® #A2119972

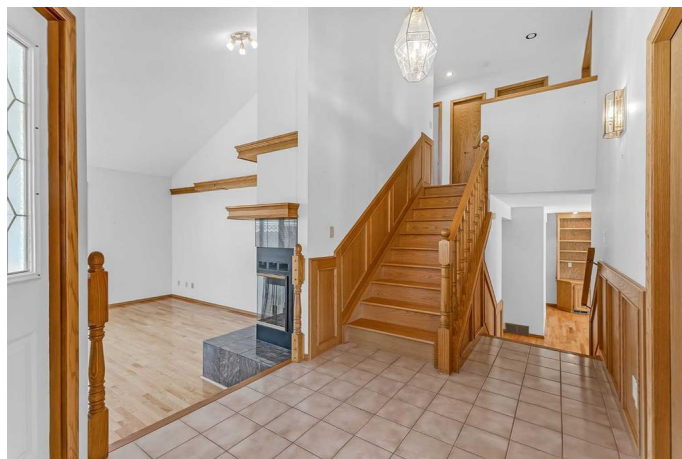
\$749,900

4 Bedroom, 4.00 Bathroom, 2,366 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

****CANCELLED - Open House*** Welcome to this stunning family home in Woodbriar Estates, boasting over 3500 sqft of living space. Whether you desire a move-in-ready haven or a canvas for your dream home vision, this property delivers. Situated on a spacious pie-shaped lot, the home features a large south-facing backyard, ideal for outdoor enjoyment. Inside, you'll find soaring ceilings and beautiful hardwood flooring throughout the main and upper floors. The main level offers a spacious sitting area at the front of the home with a wood-burning fireplace, perfect for cozy gatherings. Adjacent to the kitchen, the formal dining area showcases mountain views, complementing meals prepared in the large kitchen. The kitchen is a delight for cooking enthusiasts, offering plenty of cabinetry, generous counter space, a welcoming island, a cozy breakfast nook, and numerous windows that fill the space with natural light. A few steps down lead to a sunken living room with a gas fireplace, creating an inviting space. The main floor also includes an office/den, laundry, and access to the double attached garage. Upstairs, discover two comfortable bedrooms, a shared bathroom, and a grand primary suite. The primary bedroom has a unique layout with stairs leading to a spacious walk-in closet, a vanity area, and a 5-piece bathroom. You can also enjoy stunning mountain views from the bedroom. The lower level impresses with 9ft ceilings in the recreational area, enhanced by cork flooring throughout. Additional highlights



include a den space, a fourth bedroom, and a convenient 3pc bathroom. Step outside to the expansive backyard oasis featuring a large composite deck offering breathtaking mountain views, a convenient gas line for outdoor cooking, an awning for shade, beautiful trees, and a garden shed. This serene outdoor space is perfect for tranquil moments and outdoor gatherings. Constructed with top-quality materials and meticulously maintained by only two caring owners, this home exudes a profound sense of pride of ownership. Its prime location offers proximity to walking paths, schools, shopping amenities, Fish Creek Park, and easy access to city conveniences. Don't miss the opportunity to call this exceptional property your own. Check out the 3D Virtual Tour and book your Showing today.

Built in 1988

Essential Information

MLS® #	A2119972
Price	\$749,900
Sold Price	\$778,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,366
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	531 Woodbriar Place Sw
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Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Electric Cooktop, Freezer, Garage Control(s), Microwave, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Other
Lot Description	Back Yard, Lawn, Level, Pie Shaped Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 18th, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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