

240 Woodbriar Place SW
Calgary, Alberta

MLS # A2256623



\$875,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Hood fan, Garage Key Pad, 2 Humidifiers, Patio Sectional & Umbrella, Deck Box, Plastic Shed & Storage Room Shelves, Exterior Lights & Firewood

This beautifully upgraded and meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac in prestigious Woodbriar Estates. With over \$100,000 invested in updates in the past 10 years, it features 5 bedrooms, 4 full bathrooms, and more than 3,600 sq. ft. of developed living space designed for comfort, style, and function. Major upgrades include Triple-Pane Windows on Main and Upper Levels, Exterior Doors, Stucco, Soffits, Downspouts, Fencing, Driveway Pathway, and an Oversized Deck (2022), All Plumbing Updated w/PEX and 2 Hot Water Tanks (2021), Basement Carpet (2022), Washer (2024), Dryer (2022), Spray-Foam Attic Insulation (2018), Two Furnaces (approx. 2013), and Central Vac (2023). The kitchen also offers newer stainless steel appliances, including a Stove (2021) and Dishwasher (2023) Garburator (2024). The main floor impresses with gleaming hardwood floors, soaring vaulted ceilings, and abundant natural light. A stylish kitchen with pot lighting and seamless flow to the sunny backyard creates effortless indoor-outdoor living. The family room, anchored by a wood-burning fireplace, adds cozy charm, while a versatile fourth bedroom or office, full bath, and main floor laundry complete the level. Upstairs, hardwood continues through three spacious bedrooms, including a luxurious primary retreat with dual sinks, Jacuzzi tub, and glass shower. A 4-piece bath serves the secondary bedrooms with style. The fully developed lower level offers even more space with a large recreation room, fifth bedroom, fourth full bath, and ample storage — ideal for teens, extended family, or guests. Outside, the south-facing backyard is a private retreat with professional landscaping, mature trees, and an oversized deck with BBQ gas line, perfect for entertaining or relaxing. This coveted location is walking distance to playgrounds and top-rated

schools, with easy access to Calgary Transit and shopping at Woodbine Square and Buffalo Run (Costco and future Superstore). Just minutes from Fish Creek Park, this extraordinary home combines extensive updates, timeless design, and an unbeatable location — truly offering it all!