



# 206 Woodbriar Circle Calgary Alberta

\$799,900

This stunning home in sought-after Woodbriar Estates offers 2,156 sq. ft. of beautifully developed living space, with an additional 1,190 sq. ft. of undeveloped basement space, ready for your vision. Featuring 4 spacious bedrooms (3 upstairs and 1 on the main floor), and 3 full bathrooms, this home provides the perfect blend of comfort and convenience. Enjoy the cozy ambiance of a wood-burning fireplace, and appreciate the practical touches such as a main floor laundry room and double attached garage. Situated on a large corner lot with desirable west, south, and east exposures, the home offers mountain views from the upper level. Outside, a newer wooden deck and a partially fenced backyard create a relaxing outdoor space, perfect for entertaining or unwinding in the sun. Inside, fresh interior paint (2025) and soaring vaulted ceilings add to the home's inviting atmosphere. Recent updates include a new furnace (2016), hot water tank (2024), and roof shingles (2023), ensuring peace of mind for years to come. Additional features like a central vacuum system and stucco exterior further enhance the appeal of this exceptional property. Near to all amenities! Don't miss out - call today! (id:6769)

- 3pc Bathroom 5.00 Ft x 8.00 Ft
- Bedroom 10.42 Ft x 9.08 Ft
- Dining room 11.83 Ft x 10.42 Ft
- Family room 19.25 Ft x 14.00 Ft
- Kitchen 17.83 Ft x 14.58 Ft
- Living room 13.00 Ft x 14.33 Ft

- 4pc Bathroom 9.00 Ft x 4.92 Ft
- 4pc Bathroom 6.17 Ft x 9.42 Ft
- Bedroom 11.08 Ft x 10.67 Ft
- Bedroom 13.58 Ft x 9.92 Ft
- Primary Bedroom 12.42 Ft x 16.17 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



See

**Mirror**

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