



# 436 Woodbriar Place Calgary Alberta

\$1,099,000

| EXTENSIVELY RENOVATED | 2258 SQFT ABOVE GRADE | 5 BEDS | 3.5 BATHS | OPEN TO BELOW CONCEPT | NEW ROOF | NEW FURNICE - Welcome to 436 Wood Briar Place SW, a stunning, extensively renovated family home offering modern elegance and comfortable living. Close to 3300 sqft of living space, this residence boasts five bedrooms and three and a half bathrooms, designed to cater to growing families or those who love to entertain. As you step inside, the main floor greets you with an impressive open-to-below concept in the family room, characterized by high ceilings that enhance the feeling of space and light. The main floor also features a flexible room that can serve as an office or an additional bedroom, perfect for remote work or guests. The new hardwood flooring throughout the main floor and upstairs exudes warmth and sophistication. The beautifully curved staircase provides a striking architectural centerpiece. The heart of this home is the completely redesigned kitchen, outfitted with new cabinets and state-of-the-art appliances, creating a stylish and functional space for culinary enthusiasts. the dining area boasts a stylish dry bar and LED lighting throughout, creating the perfect ambiance for dinner parties and family meals. The living room is equally inviting, featuring a custom-designed feature wall and a new Gas fireplace, ideal for cozy gatherings and relaxation. Upstairs, the master suite serves as a serene retreat, complete with a private balcony, a reading nook, and a spacious walk-in closet. The luxurious five-piece ensuite bathroom includes a custom shower, dual vanity, and a freestanding tub, providing a spa-like experience. Two additional bedrooms upstairs come with custom closets, offering ample storage and style. A common washroom with a double vanity serves these bedrooms, while a separate laundry room and a versatile bonus area add to the funct...

Family room 23.50 Ft x 11.83 Ft

Recreational, Games room 17.42 Ft x 12.75 Ft

Bedroom 11.83 Ft x 8.92 Ft

4pc Bathroom 8.92 Ft x 5.67 Ft

Storage 9.92 Ft x 9.75 Ft

Furnace 11.83 Ft x 11.50 Ft

Breakfast 10.67 Ft x 9.92 Ft

Foyer 6.42 Ft x 5.08 Ft

Bedroom 11.83 Ft x 9.17 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 10.00 Ft x 8.58 Ft

Primary Bedroom 18.00 Ft x 13.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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See

**Mirror**

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Living room 13.42 Ft x 12.92 Ft

Family room 15.08 Ft x 12.08 Ft

Kitchen 18.83 Ft x 13.83 Ft

Dining room 11.67 Ft x 9.92 Ft

Other 7.42 Ft x 4.00 Ft

5pc Bathroom 13.75 Ft x 9.33 Ft

Other 11.33 Ft x 9.83 Ft