

523 Woodbriar Place Calgary Alberta

\$918,000

OH OCT 12 12pm-2pm - This is your chance to own a well cared for & updated home perfectly situated in a quiet cul-de-sac in the mature and sought-after neighborhood of Woodbine. Nestled on a large pie-shaped lot, this property boasts a sprawling west-facing backyard, providing ample space for outdoor activities, gardening, and endless possibilities for entertainment. Enjoy breathtaking mountain views from the comfort of your second-floor balcony, a perfect spot to take in evening sunsets. Inside, the home offers a generous and well-thought-out floor plan designed for family living. As you step inside, you are greeted by a bright and inviting front sitting room featuring vaulted ceilings and a new pot lights + chandelier, as well as a formal dining space perfect for larger intimate gatherings. The back of the home opens up into a more open-concept living area, with a well-appointed kitchen as its centerpiece. The kitchen boasts updated stainless steel appliances, elegant quartz countertops, and a stylish new tile backsplash with contemporary built in hood. A corner sink with a window overlooks sprawling deck and yard, while the cozy breakfast nook with built in bar is the perfect complement to the space. Adjecent, the spacious living room isa lovely place to retreat, with built in bookshelves, a wood burning fire place, and large windows letting in natural light. A versatile main floor flex room offers the option to use it as a home office or an additional bedroom, while a newly appointed laundry room complete with sink and half bath add to the home's functional offerings. Upstairs, the large primary retreat features a fresh and modern 5-piece ensuite bathroom, creating a luxurious private escape with heated tile flooring. Enjoy soaking in the sunlit free standing tub, or take a relaxing break in the freshly tiled walk in shower complete with rain shower head. The up...

3pc Bathroom 11.17 Ft x 5.83 Ft
Recreational, Games room 37.17 Ft x 36.75 Ft
Storage 13.92 Ft x 13.17 Ft
2pc Bathroom 4.92 Ft x 4.58 Ft

Breakfast 11.33 Ft x 18.00 Ft

Dining room 16.75 Ft x 11.00 Ft

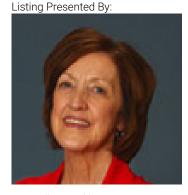
Living room 13.08 Ft x 16.00 Ft

Office 13.75 Ft x 10.00 Ft

4pc Bathroom 8.75 Ft x 6.42 Ft

5pc Bathroom 9.00 Ft x 6.42 Ft

Bedroom 14.67 Ft x 9.92 Ft



Originally Listed by: MaxWell Capital Realty

http://www.calgarywithlov.com/



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REALTY

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Bedroom 13.17 Ft x 10.83 Ft
Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Family room 15.83 Ft x 14.50 Ft

Kitchen 12.92 Ft x 12.00 Ft

Laundry room 8.33 Ft x 8.50 Ft

Bedroom 12.58 Ft x 10.67 Ft

Loft 10.33 Ft x 11.67 Ft

Primary Bedroom 16.17 Ft x 14.00 Ft