



## 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. Adjacent, the spacious living room is a 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

Bedroom 13.17 Ft x 10.83 Ft

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

Listing Presented By:



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CIR

REALTY

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**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