



## 194 Woodbriar Circle Calgary Alberta

\$1,095,999

NEWLY RENOVATED property. | TOTAL of 7 Bed & 5 Bath | This is not your typical renovation! It features high-end luxurious finishes. The spacious main floor features an open concept upon entry and is full of NATURAL light from the oversized 3 Pane windows Throughout the house. It's extremely spacious upon entry! The brand-new kitchen includes a large central island, premium quartz countertops, and stainless appliances. You'll find 1 bedroom with 1 full bathroom on the main, 4 great-sized bedrooms and 3 full Bathrooms and Laundry on the second floor . One of the master bedrooms has a wonderful 5 pieces luxurious en-suite and a walk-through closet. The enormous Legal basement features a large family room a full bathroom, and 2 generous bedrooms with a great-sized window. There's also a dedicated laundry room in the basement. 2 High-efficiency furnaces & 2 hot water tank were just installed. New LVP floor through out, new roof. This home was designed to perfection! Step outside and you're greeted with an enormous backyard. Pot lights have been installed outside of the house. Truly a breathtaking renovation priced aggressively. Why wait when you can book your showing today with your favourite Realtor!! (id:6769)

3pc Bathroom 6.08 Ft x 8.50 Ft

Bedroom 11.17 Ft x 12.83 Ft

Bedroom 11.50 Ft x 8.58 Ft

4pc Bathroom 7.25 Ft x 5.00 Ft

Bedroom 10.67 Ft x 8.58 Ft

3pc Bathroom 9.25 Ft x 5.00 Ft

5pc Bathroom 5.92 Ft x 10.83 Ft

5pc Bathroom 15.67 Ft x 9.25 Ft

Bedroom 15.08 Ft x 13.17 Ft

Bedroom 11.33 Ft x 14.67 Ft

Bedroom 9.92 Ft x 10.83 Ft

Primary Bedroom 13.92 Ft x 17.42 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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