



240 Woodbriar Place Calgary Alberta

\$875,000

This beautifully renovated and meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac with wonderful neighbours in prestigious Woodbriar Estates. Featuring 5 bedrooms, 4 full bathrooms, and over 3,600 sq. ft. of developed living space, this stunning home combines timeless elegance with extensive modern upgrades for the perfect balance of comfort, style, and function. The main floor welcomes you with gleaming hardwood floors, soaring vaulted ceilings in the front living room and adjoining dining room, and abundant natural light streaming through upgraded triple-pane windows throughout. The kitchen is both stylish and practical, with pot lighting, stainless steel appliances including a newer stove (2021) and dishwasher (2023), and seamless flow to the sunny backyard for effortless indoor-outdoor living. The family room is anchored by a charming wood-burning fireplace with gas starter, while a full 3-piece bath, main floor laundry, and versatile 4th bedroom (or private office) complete this ideal level. Upstairs, three expansive bedrooms feature hardwood floors, including a luxurious primary retreat with a spa-inspired ensuite boasting dual sinks, a deep Jacuzzi tub, and a separate glassed enclosed shower. A large, beautifully appointed 4-piece main bath serves the secondary bedrooms with style and function. The fully developed lower level extends the living space with a spacious recreation room, 5th bedroom, 4th full bath, and abundant storage, ideal for teens, extended family, or guests. Extensive upgrades include: Soffits, Downspouts, Exterior doors, Stucco, Fencing, Driveway side pathway, and Deck (2022); Basement carpet (2022); Washer (2024), Dryer (2022), Garburator (2024); Updated all plumbing with PEX (2021); 2 Hot Water Tanks (2021), Spray-foam attic insulation added (2018); 2 Furnaces (approx. 2013, regularly serviced); and Central vac with ...

3pc Bathroom 10.08 Ft x 8.25 Ft

Bedroom 11.58 Ft x 15.08 Ft

Recreational, Games room 39.08 Ft x 13.58 Ft

Storage 25.08 Ft x 16.92 Ft

Storage 7.75 Ft x 9.33 Ft

3pc Bathroom 10.50 Ft x 4.92 Ft

Kitchen 10.42 Ft x 12.67 Ft

Laundry room 8.33 Ft x 7.08 Ft

Living room 12.67 Ft x 15.00 Ft

4pc Bathroom 6.08 Ft x 7.50 Ft

5pc Bathroom 11.08 Ft x 16.67 Ft

Bedroom 9.50 Ft x 14.17 Ft

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Bedroom 10.50 Ft x 11.92 Ft

Breakfast 8.17 Ft x 14.67 Ft

Dining room 14.75 Ft x 10.08 Ft

Family room 19.58 Ft x 12.75 Ft

Bedroom 9.50 Ft x 14.17 Ft

Primary Bedroom 18.08 Ft x 15.00 Ft

Other 4.83 Ft x 6.67 Ft