



363 Woodbriar Circle Calgary Alberta

\$999,900

BACKING ONTO THE TRANQUIL WOODBRIAR PARK! PRIME LOCATION backing onto greenspace this wonderfully updated Woodbriar Estates home shows pride of ownership throughout! Gorgeous curb appeal. The exterior was professionally painted last year. Main floor highlights include solid hardwood floors, granite counter tops in the spacious kitchen with large pantry, a wood burning fireplace in the family room with built-in cabinets and a large dining area with dramatic vaulted ceilings and large skylight. Upgraded stainless steel appliances including door-in-door glass provides easy access to favorites beverages and snacks as well as convenient ice/water. Sleek over the range low profile microwave. Beautiful main floor laundry room with sink, lot of cabinets and top rated Electrolux front load washer and dryer (2024) with steam and pedestal storage drawers. Hunter Douglas silhouette sheer shades for gorgeous, diffused light, along with daytime privacy. Upstairs there are 3 spacious bedrooms including the primary bedroom featuring a walk-in closet and a renovated ensuite bath with concrete base tile glass enclosed shower and jetted tub as well as heated floors. All 3 bathrooms have been renovated. The lower level features a large rec room, exercise room with room to make a 4th bedroom and has plenty of storage. Enjoy the summers set back on the two-tiered deck facing the green space park, surrounded by trees in the fully fenced and beautifully landscaped backyard. Gas line to BBQ and circuit breaker ready for hot tub. Many updates over the years include windows, tankless on demand hot water heater, two Lennox furnaces, garage doors, attic insulation, knockdown ceiling texture, etc. Walk to schools and Fish Creek Park. Close to the shops and services at The Shops at Buffalo Run, Costco and only minutes off the ring road. (id:6769)

Primary Bedroom 14.00 Ft x 14.00 Ft

Bedroom 11.00 Ft x 11.00 Ft

Bedroom 19.00 Ft x 13.00 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 10.92 Ft x 14.00 Ft

Living room 15.00 Ft x 11.00 Ft

Dining room 12.50 Ft x 8.00 Ft

Kitchen 13.00 Ft x 11.83 Ft

Breakfast 9.00 Ft x 8.92 Ft

Laundry room 9.67 Ft x 6.92 Ft

2pc Bathroom .00 Ft x .00 Ft

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Family room 23.00 Ft x 15.00 Ft