



729 Woodbriar Place Calgary Alberta

\$865,000

****Open house Saturday, November 4th from 1:30-3:30 p.m.**** Step into the heart of Woodbriar Estates in Woodbine and embrace the luxury of this expansive two-story walkout residence. With 4 bedrooms on the upper level and over 3800 sq ft of meticulously developed space spanning three levels, this home is a masterpiece of living. Upon entering, you'll be welcomed by soaring vaulted ceilings and a grand staircase that sets the tone for what's to come. The main level boasts an abundance of space, featuring two distinct family areas, an elegant formal dining room, a generously appointed kitchen, a convenient home office, a spacious mudroom, and a half bath. The family room showcases built-in accents and a gas fireplace, while natural light pours into the kitchen, creating an inviting and warm atmosphere nook. The upper level is a haven of comfort, with a grand primary suite offering not one, but two walk-in closets, and a generously sized 5 piece ensuite. Three additional bedrooms await, all sharing access to a full-sized renovated bathroom. The professionally planned and fully developed walkout basement is a true gem, updated with solid wood doors and adorned with engineered hardwood flooring over an insulated Dricore subfloor for additional warmth. This space offers ample room for a tv or games room, a well-equipped wet bar, a half bath, and more than ample storage. An added bonus is a custom craft room. Take a virtual stroll through to appreciate the transformation! Outside, the expansive pie lot features a generous backyard shaded by mature trees, and a large vinyl-covered deck and glass railings with a natural gas outlet just off the breakfast nook, perfect for enjoying the serene surroundings. Recent landscaping improvements include a new retaining wall in the backyard. For nature enthusiasts, the proximity to Fish Creek Provincial Park is a dream come true. This is mor...

Recreational, Games room 36.08 Ft x 16.17 Ft

Storage 10.75 Ft x 9.17 Ft

Furnace 6.17 Ft x 11.83 Ft

Office 9.50 Ft x 9.50 Ft

Other 6.00 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Family room 17.75 Ft x 13.25 Ft

Dining room 11.92 Ft x 9.92 Ft

Breakfast 10.25 Ft x 13.58 Ft

Office 13.33 Ft x 8.83 Ft

2pc Bathroom Measurements not available

Primary Bedroom 14.08 Ft x 15.17 Ft

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

Listing Presented By:



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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

Living room 11.92 Ft x 16.17 Ft

Kitchen 11.83 Ft x 11.83 Ft

Laundry room 12.17 Ft x 8.67 Ft

Foyer 14.00 Ft x 9.67 Ft

Bedroom 17.92 Ft x 12.92 Ft

Bedroom 12.00 Ft x 11.50 Ft

Bedroom 10.92 Ft x 10.92 Ft