



# 38 Woodbriar Place Calgary Alberta

\$850,000

Welcome to your dream home in the heart of Woodbriar Estates! This stunning property boasts over 3,300 sq ft of living space, complete with breathtaking mountain views from the living room, primary suite, and lower level. As you enter, you'll be greeted by rich black-walnut hardwood floors that flow throughout the main level. The updated kitchen shines with stainless steel appliances, granite countertops, and a large island. Vaulted ceilings in the dining room create an airy, elegant atmosphere, while large updated windows flood the space with natural light. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with its own private balcony. The ensuite bathroom offers a spa-like experience with a soaker tub, double sinks, and a separate shower. Another full bathroom completes this level. The fully finished third level is perfect for family movie nights, featuring a cozy gas fireplace and walkout access to the backyard. This floor also includes a fifth bedroom, an additional bathroom, and a large mudroom with direct access to the garage. On the fourth level, you'll discover yet another family space with mountain views, plus a sixth bedroom--ideal for guests or a home office. Situated on a quiet cul-de-sac, the home sits on a large pie-shaped lot with beautifully landscaped, low-maintenance gardens and underground sprinklers in both the front and back yards. Enjoy the serenity of this peaceful oasis while being just steps from schools, parks, and walking paths. You'll love the convenience of nearby shopping at the Shops at Buffalo Run on the Tsuut'ina, featuring the new Costco, along with quick access to rapid transit, major roads like the ring road, and the natural beauty of Fish Creek Provincial Park. This home truly offers it all--space, luxury, and location. Don't miss out on this exceptional opportunity! Additional features include: ...

Recreational, Games room 16.25 Ft x 23.08 Ft  
 Bedroom 10.33 Ft x 14.67 Ft  
 Furnace 8.08 Ft x 12.00 Ft  
 Furnace 3.67 Ft x 2.25 Ft  
 Laundry room 12.50 Ft x 7.33 Ft  
 Family room 17.83 Ft x 15.83 Ft

Kitchen 19.25 Ft x 12.83 Ft  
 Dining room 20.00 Ft x 11.08 Ft  
 Primary Bedroom 13.58 Ft x 17.33 Ft  
 Bedroom 10.92 Ft x 13.42 Ft  
 Bedroom 14.58 Ft x 10.00 Ft  
 Bedroom 8.17 Ft x 11.83 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.jamienewton.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 12.25 Ft x 10.08 Ft

2pc Bathroom Measurements not available

Living room 11.75 Ft x 15.50 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft