



# 400 Woodbriar Circle Calgary Alberta

\$1,100,000

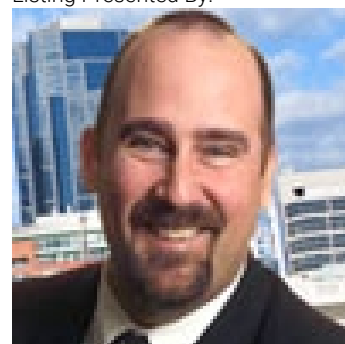
Welcome to this stunning, standout fully renovated home in family friendly Woodbriar Estates with all the high-end finishes and modern amenities you could desire. Custom designed to be bright and efficient with a functional layout that provides spaces for all the activities each member of the family would enjoy. The center of this home is the dream two-tone kitchen including a Miele 6-burner gas stove with steam, custom hood fan, abundant cabinetry, backsplash soaring up to the 9-foot ceiling, and a huge island with quartz countertop and double waterfall ends. Off to the side is the full butler pantry complete with a hideaway coffee bar. The kitchen overlooks the dining room with bright lighting and warmth from the many south facing windows. Adjacent is the living room with floor-to-ceiling windows and a centerpiece river-rock gas fireplace. Then is the functional mudroom with sink, bench and cupboards, and a large and private powder room. At other corner is a bedroom that works great as a den or office and has a view of the front yard. Completing the main floor is the grand entrance showcasing this space open to roof height. Don't forget to visit the neat playroom under the stairs with a gnome door fashioned from a vintage Alberta farmhouse. Upstairs you will overlook the stairwell with a modern railing and feature chandelier. The large primary bedroom includes a sitting area with sunset view and reading lights. Off this room is the 5 piece spa-like ensuite with glass shower, soaker tub, and double vanities. There are two more large bedrooms, the 4 piece main bath, and a convenient upper-level laundry space. The fully developed basement is complete with a huge tucked away 5th bedroom with walk-in closet, 4 piece bathroom, wet bar, family room across one side of the house, and a glass-enclosed gym (that could be altered to be a 6th bedroom). The functional utility r...

Primary Bedroom 17.58 Ft x 11.92 Ft  
 5pc Bathroom 10.50 Ft x 9.75 Ft  
 Other 7.33 Ft x 6.58 Ft  
 Bedroom 11.92 Ft x 11.92 Ft  
 Bedroom 11.58 Ft x 10.92 Ft  
 4pc Bathroom 9.58 Ft x 7.83 Ft

Furnace 15.33 Ft x 12.83 Ft  
 Kitchen 22.42 Ft x 13.17 Ft  
 Living room 17.00 Ft x 16.08 Ft  
 Dining room 10.83 Ft x 8.00 Ft  
 Bedroom 11.50 Ft x 8.75 Ft  
 Pantry 11.50 Ft x 3.92 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.richardhaenerrealestate.com/>

### RE/MAX Realty Professionals

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

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

Family room 25.67 Ft x 12.58 Ft  
Exercise room 13.00 Ft x 9.67 Ft  
Bedroom 14.67 Ft x 11.75 Ft  
4pc Bathroom 7.58 Ft x 5.75 Ft

Other 8.50 Ft x 8.33 Ft  
Other 8.83 Ft x 7.50 Ft  
2pc Bathroom 7.00 Ft x 4.17 Ft