# \$999,900 - 363 Woodbriar Circle Sw, Calgary

MLS® #A2206353

## \$999,900

4 Bedroom, 3.00 Bathroom, 2,230 sqft Residential on 0.17 Acres

Woodbine, Calgary, Alberta

**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.

#### Built in 1988

## **Essential Information**

MLS® # A2206353 Price \$999,900

Bedrooms 4
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,230 Acres 0.17 Year Built 1988

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

# **Community Information**

Address 363 Woodbriar Circle Sw

Subdivision Woodbine
City Calgary
County Calgary
Province Alberta
Postal Code T2W 6A4

# **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage

Faces Front, Oversized

# of Garages 2

#### Interior

Interior Features Built-in Features, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings, Tankless Water Heater

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line, Fire Pit

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

See Remarks, Treed

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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