

240 Woodbriar Place SW  
Calgary, Alberta

MLS # A2256623

\$875,000

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Woodbine                                                                    |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | 2 Storey                                                                    |        |                   |
| Size:     | 2,291 sq.ft.                                                                | Age:   | 1988 (37 yrs old) |
| Beds:     | 5                                                                           | Baths: | 4                 |
| Garage:   | Additional Parking, Double Garage Attached, Driveway, Garage Faces Front    |        |                   |
| Lot Size: | 0.13 Acre                                                                   |        |                   |
| Lot Feat: | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, L |        |                   |

|             |                                                                                                         |            |      |
|-------------|---------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                 | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                          | Sewer:     | -    |
| Roof:       | Cedar Shake                                                                                             | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                          | LLD:       | -    |
| Exterior:   | Brick, Stucco, Wood Frame, Wood Siding                                                                  | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                         | Utilities: | -    |
| Features:   | Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s) |            |      |

**Inclusions:** Hood fan, Garage Key Pad, 2 Humidifiers, Patio Sectional & Umbrella, Deck Box, Plastic Shed & Storage Room Shelves, Exterior Lights & Firewood

This beautifully renovated and meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac with wonderful neighbours in prestigious Woodbriar Estates. Featuring 5 bedrooms, 4 full bathrooms, and over 3,600 sq. ft. of developed living space, this stunning home combines timeless elegance with extensive modern upgrades for the perfect balance of comfort, style, and function. The main floor welcomes you with gleaming hardwood floors, soaring vaulted ceilings in the front living room and adjoining dining room, and abundant natural light streaming through upgraded triple-pane windows throughout. The kitchen is both stylish and practical, with pot lighting, stainless steel appliances including a newer stove (2021) and dishwasher (2023), and seamless flow to the sunny backyard for effortless indoor-outdoor living. The family room is anchored by a charming wood-burning fireplace with gas starter, while a full 3-piece bath, main floor laundry, and versatile 4th bedroom (or private office) complete this ideal level. Upstairs, three expansive bedrooms feature hardwood floors, including a luxurious primary retreat with a spa-inspired ensuite boasting dual sinks, a deep Jacuzzi tub, and a separate glassed enclosed shower. A large, beautifully appointed 4-piece main bath serves the secondary bedrooms with style and function. The fully developed lower level extends the living space with a spacious recreation room, 5th bedroom, 4th full bath, and abundant storage, ideal for teens, extended family, or guests. Extensive upgrades include: Soffits, Downspouts, Exterior doors, Stucco, Fencing, Driveway side pathway, and Deck (2022); Basement carpet (2022); Washer (2024), Dryer (2022), Garburator (2024); Updated all plumbing with PEX (2021); 2 Hot Water Tanks (2021), Spray-foam attic insulation added (2018); 2 Furnaces (approx. 2013, regularly serviced); and

Central vac with attachments (2023). The south-facing backyard is a private retreat, professionally landscaped with mature trees for natural privacy. An oversized newer deck with built-in BBQ gas line sets the stage for the ultimate outdoor lifestyle, perfect for entertaining, family dinners, or unwinding under the stars. The generous yard provides ample room for children to play or peaceful relaxation in a tranquil setting. This coveted location offers the ease of walking to multiple playgrounds and top-rated schools, including Woodbine Elementary (K&ndash;6) and St. Jude Separate (K&ndash;6), plus convenient access to Calgary Transit (#56). Just a quick drive away, Woodbine Square offers Safeway, Shoppers Drug Mart, Dollarama, Tim Hortons, and the beloved Patisserie Du Soleil. For even more shopping and dining, the Shops at Buffalo Run feature a new Costco and future Superstore. Best of all, a short distance to Fish Creek Park&rsquo;s trails and natural beauty. With extensive updates, timeless design, and an unbeatable location in Woodbriar Estates, this extraordinary home truly has it all!