\$999,995 - 194 Woodbriar Circle Sw, Calgary

MLS® #A2222471

\$999,995

7 Bedroom, 5.00 Bathroom, 2,767 sqft Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Newly Renovated Property for Sale **Total: 7 Bedrooms & 5 Bathrooms**

This is not your typical renovation! This home features high-end, luxurious finishes throughout. The spacious main floor boasts an open concept design and is filled with natural light from the oversized three-pane windows. Upon entering, you'll be greeted by a bright and expansive space. The brand-new kitchen includes a large central island, premium quartz countertops, and stainless steel appliances. The main floor also features one bedroom and a full bathroom.

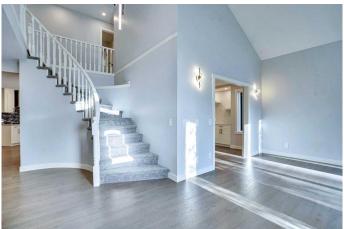
On the second floor, you'll find four generously sized bedrooms, three full bathrooms, and a laundry area, which includes two master bedrooms. One of the master suites boasts a stunning five-piece en-suite bathroom and a walk-through closet.

The basement is divided into two sections: one side is dedicated to the owner's retreat, while the other side is an enormous legal basement that includes a large family room, a full bathroom, and two spacious bedrooms with ample windows. There's a dedicated laundry room in the basement as well.

This home is equipped with two high-efficiency furnaces and two hot water tanks, recently installed for maximum comfort also with Triple Pane Window, New luxury vinyl plank flooring runs throughout the house, along with a brand-new roof.

Designed to perfection, this property invites you to step outside into a vast backyard,







enhanced with outdoor pot lights. This breathtaking renovation is competitively priced.

Why wait? Book your showing today with your favorite realtor! The foundation has been upgraded from wood to concrete according to city regulations. Please see the attached file for full work photos and city approvals.

Built in 1987

Essential Information

MLS® # A2222471 Price \$999,995

Bedrooms 7

Bathrooms 5.00

Full Baths 5

Square Footage 2,767 Acres 0.13 Year Built 1987

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 194 Woodbriar Circle Sw

Subdivision Woodbine

City Calgary
County Calgary

Province Alberta

Postal Code T2W 6A7

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features No Animal Home, No Smoking Home, See Remarks, Separate Entrance

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood, See

Remarks, Stove(s), Washer/Dryer

Heating Forced Air, See Remarks

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Mixed Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction See Remarks, Wood Frame

Foundation Poured Concrete, Wood, See Remarks

Additional Information

Date Listed June 7th, 2025

Days on Market 144
Zoning R-C2

Listing Details

Listing Office PREP Realty

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