

# \$820,000 - 190 Woodbriar Circle Sw, Calgary

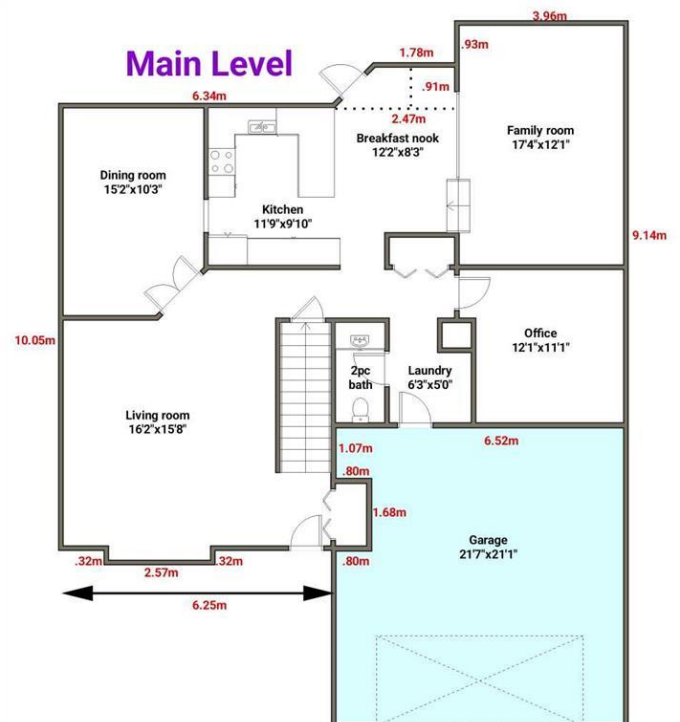
MLS® #A2198997

**\$820,000**

4 Bedroom, 3.00 Bathroom, 2,469 sqft  
Residential on 0.13 Acres

Woodbine, Calgary, Alberta

Beautifully cared for and thoughtfully upgraded, this Woodbine home is picture-perfect from the moment you pull onto the driveway. Inside, vaulted ceilings soar up to the second level, forming a stunning visual with architectural elements and a loft-style nook above. An arched front window streams natural light from the west into the living room, highlighting lovely hardwood and original wood elements throughout this gorgeous space. French doors open to a large formal dining room, where updated lighting adds a modern touch to the classic design. The adjacent kitchen holds a stylish charm, with wood cabinetry and expansive granite countertops, and heated floors are an amazing perk. Both the stove and dishwasher are new. An eating bar overlooks a sunny breakfast nook, where big windows enjoy backyard views and additional cabinets provide convenient pantry storage. In grilling weather, simply open the door; your gatherings will flow into your outdoor space. A sunken family room is sure to be a favourite spot as you cozy up to the wood-burning fireplace. Off the entry from the double-attached garage, you'll find a main floor office as well as a powder room and a laundry area - a fantastic floorplan if you work from home. Upstairs, the mezzanine forms an idyllic reading nook outside the primary suite, which is an utterly serene private retreat. A bay window is a beautiful feature here, and the remodelled ensuite is a spa-like dream, with oversized tile floors, a freestanding soaker tub,



and a glassed-in shower with both rainfall and angled showerheads. A sleek vanity completes the elegant design. A separate wash closet is a desirable feature, and there are dual closets as well, perfect for a couple. Three more bedrooms on this level are a highly coveted layout, and there is another four-piece bathroom here as well. Downstairs, the finished basement begins with a rec area, where you will appreciate the space for your home theatre set up as well as your gym, games tables, or a play room. A flex room could easily be used for hobbies, and there is a rough-in for another bathroom on this storey as well. The utility and storage rooms offer tons of space for all your seasonal items. Two furnaces provide great temperature control. In the backyard, the deck is massive and gets tons of sunlight. The roof was recently serviced; a great peace of mind upgrade. A sloped lawn creates a sense of privacy, plus there are no immediate neighbours behind. Garden beds and foliage dot the fence line, and access to the paved alley is convenient when it's time to pack up the RV. This home has wonderful walking access to nearby schools and community pathways as well as Fish Creek Park and the new Buffalo Run shopping centre – Costco is right there too. Stoney Trail and Anderson Road connect this neighbourhood to the rest of Calgary in just a short drive, and in only minutes, you can head southwest and get out of town into the mountains every time they call. See this one today!

Built in 1987

### **Essential Information**

MLS® #	A2198997
Price	\$820,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,469
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	190 Woodbriar Circle Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting
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Lot Description	Back Lane, Back Yard, Gentle Sloping, Lawn, Rectangular Lot, See Remarks, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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