



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

375 Woodbriar Circle SW
Calgary, Alberta

MLS # A2234379



\$1,100,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,490 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Many Trees, No Neighbors		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	Pool Table and accessories , Patio umbrella and lighting with 3 awnings and bug screen		

Beautiful well maintained updated family home filled with natural light is situated in Woodbriar Estates on a super quiet street and backing onto Woodbriar Park. This 2491 sq. ft. home has gorgeous curb appeal, freshly painted inside and out (2024/25) with new flat ceilings on the main and upper floors. The main level has been newly renovated with LVP flooring now open from kitchen area to the dining and living room making it perfect for entertaining guests. The kitchen has loads of cupboard space with upgrades that include black appliances, granite counter tops, island, pantry and a new beverage center. Breakfast nook opens to the large deck, private back yard oasis with shed and plenty of tree coverage for privacy. Family room has vaulted ceilings, skylights, built-ins and a cozy fireplace. Completing the main level is a dedicated laundry room with sink and half bathroom. Access to the fully finished insulated attached double garage featuring epoxy floor, slatted walls and custom metal built-in cabinets is through the laundry/mud room. Upper level has 3 generous bedrooms (1 currently used as a hobby/craft room) and an office retreat. Large primary bedroom includes a 5 piece ensuite with a heated soaker Bains tub, separate shower, in floor heating, walk-in closet and access to the upper balcony for your morning coffee. The lower level is a huge fully finished large space that includes a pool table and room for your morning workout along with a bathroom and additional storage. Additional high end features include no maintenance cement tile roof, newer high efficiency furnace, hot water tank, water softener, vacuum system, central air conditioning and underground sprinkler system. All light fixtures have been upgraded to LED lights. This is a beautiful home that can not be overlooked. Seeing is wanting!!!!

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