



GRASSROOTS
REALTY GROUP

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

240 Woodbriar Place SW
Calgary, Alberta

MLS # A2256623



\$849,900

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	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: Blinds, Curtain Rods, Hood fan, Garage Key Pad, 2 Humidifiers, Patio Sectional & Umbrella, Deck Box, Storage Room Shelves, Exterior Lights & Firewood

This beautiful meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac in prestigious Woodbriar Estates, Woodbine. Offering over 3,600 sq. ft. of developed living space, 5 bedrooms, 4 full bathrooms, and more than \$100,000 in recent updates, this home combines timeless elegance with modern comfort. Major updates include: Triple-Pane Windows (2020), Exterior Doors (2022) Stucco, Soffits & Downspouts (2022), Oversized Deck & Driveway Path (2022), All Plumbing Updated with PEX (2021), Two Hot Water Tanks (2021), Spray-Foam Attic Insulation (2018), Central Vac (2023), Basement Carpet (2022) plus newer appliances — Stove (2021), Dishwasher (2023), Garburator (2024), and Washer/Dryer (2022–24). Two furnaces (2010) serviced regularly, ensure efficient comfort year-round. The main floor shines with gleaming hardwood floors, soaring vaulted ceilings, and abundant natural light. A stylish kitchen with pot lighting flows seamlessly to the sunny backyard for effortless indoor-outdoor living. The inviting family room is anchored by a cozy wood-burning fireplace, while a versatile 4th bedroom or office, convenient laundry room, and full bathroom with an oversized glass-enclosed shower complete this main level. Upstairs, hardwood flooring continues through three spacious bedrooms. The luxurious primary retreat features dual sinks, Jacuzzi tub, and oversized glass shower, while a 4-piece bath serves the secondary bedrooms. The fully developed lower level adds even more living space with a large recreation room, 5th bedroom, 4th full bath, and ample storage — perfect for teens, extended family, or guests. Step outside to your south-facing backyard oasis with professional landscaping, mature trees, and an oversized deck with BBQ gas line — ideal for entertaining or relaxing. Unbeatable location! Walk to

Woodbine Elementary (K–6), St. Jude Separate (K–6), playgrounds, and scenic paths. Quick access to Calgary Transit (#56), Woodbine Square (Safeway, Shoppers, Tim Hortons), Shops at Buffalo Run (Costco & upcoming Superstore), and just minutes to Fish Creek Park’s endless trails and natural beauty. With a fresh price, extensive upgrades, and an incredible location, this extraordinary Woodbriar Estates home is ready to impress. Don’t miss your chance