



**729 Woodbriar Place SW
Calgary, Alberta**

MLS # A2301255



\$944,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,560 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Mid Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Play Structure in Backyard, Security System/Cameras, TV Wall Mounts, Stand up Freezer		

Hello gorgeous! This estate style home combines warmth, oak finishes and that Ralph Lauren throwback feel. The character remains intact with recent updates and fully developed walkout basement offering a more than comfortable 3700 sqft of living space, You’ll find this sprawling home on a quiet cul-de-sac in sought-after Woodbriar Estates. With over \$130,000 in recent improvements, including a fully permitted basement renovation and brand-new windows, this property delivers a wonderful combination of space, craftsmanship and charm. The main level is designed for flexibility, featuring a private home office, formal dining area, and a spacious kitchen that opens into multiple living areas—perfect for families who want both connection and separation in their day-to-day living. Natural light pours in through the upgraded windows, enhancing the home’s brightness and functional layout. Upstairs offers four bedrooms, a generous primary suite complete with two walk-in closets and a 5-piece ensuite. The walkout basement has been professionally renovated with engineered hardwood and insulated Dricore subfloor. An expansive rec room, wet bar, half bath and a custom hobby room. There is an incredible amount of shortage space in the basement. Whether for entertaining, hosting the in-laws or working from home, you’ll find value and accessibility in the bottom level. Outside, the pie-shaped lot offers a sunny southeast exposure, mature landscaping and privacy. Also included is the play structure. The elevated deck—with glass railing and gas hookup—extends your living space outdoors, while the recently completed retaining wall adds both structure and visual appeal. Additional updates: removal of poly-b plumbing, new garage door, exterior trim refresh and the comfort of dual A/C units. Fish creek and walking paths are minutes away. Come

check out this masterpiece.