



**206 Woodbriar Circle SW  
Calgary, Alberta**

**MLS # A2205770**



**\$729,000**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,156 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Private, See Remarks, Views		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This stunning home in sought-after Woodbriar Estates offers 2,156 sq. ft. of beautifully developed living space, with an additional 1,190 sq. ft. of undeveloped basement space, ready for your vision. Featuring 4 spacious bedrooms (3 upstairs and 1 on the main floor), and 3 full bathrooms, this home provides the perfect blend of comfort and convenience. Enjoy the cozy ambiance of a wood-burning fireplace, and appreciate the practical touches such as a main floor laundry room and double attached garage. Situated on a large corner lot with desirable west, south, and east exposures, the home offers mountain views from the upper level. Outside, a newer wooden deck and a partially fenced backyard create a relaxing outdoor space, perfect for entertaining or unwinding in the sun. Inside, fresh interior paint (2025) and soaring vaulted ceilings add to the home's inviting atmosphere. Recent updates include a new furnace (2016), hot water tank (2024), and roof shingles (2023), ensuring peace of mind for years to come. Additional features like a central vacuum system and stucco exterior further enhance the appeal of this exceptional property. Near to all amenities! Don't miss out - call today!