

# \$1,059,595 - 194 Woodbriar Circle Sw, Calgary

MLS® #A2222471

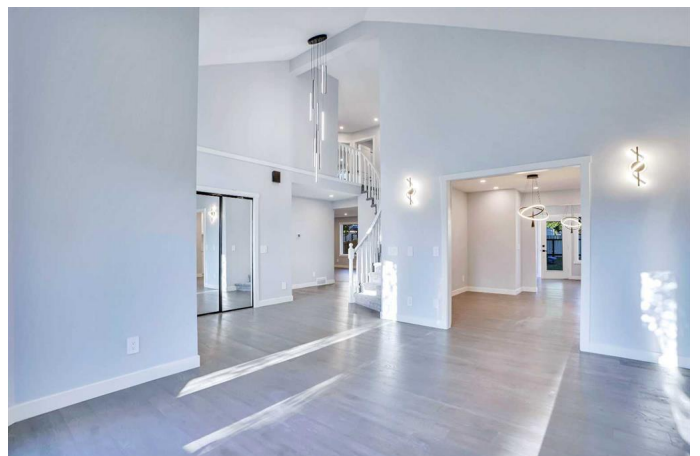
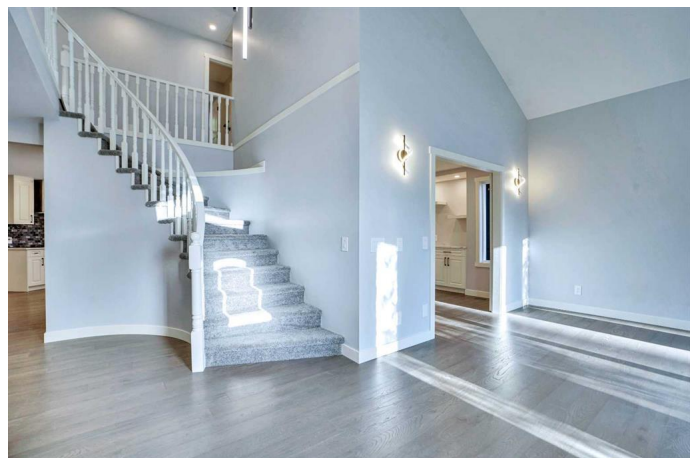
**\$1,059,595**

7 Bedroom, 5.00 Bathroom, 2,767 sqft

Residential on 0.13 Acres

Woodbine, Calgary, Alberta

NEWLY RENOVATED property. | TOTAL of 7 Bed & 5 Bath | This is not your typical renovation! It features high-end luxurious finishes. The spacious main floor features an open concept upon entry and is full of NATURAL light from the oversized 3 Pane windows Throughout the house. It's extremely spacious upon entry! The brand-new kitchen includes a large central island, premium quartz countertops, and stainless appliances. You'll find 1 bedroom with 1 full bathroom on the main, 4 great-sized bedrooms and 3 full Bathrooms and Laundry on the second floor . One of the master bedrooms has a wonderful 5 pieces luxurious en-suite and a walk-through closet. The enormous Legal basement features a large family room a full bathroom, and 2 generous bedrooms with a great-sized window. There's also a dedicated laundry room in the basement. 2 High-efficiency furnaces & 2 hot water tank were just installed. New LVP floor through out, new roof. This home was designed to perfection! Step outside and you're greeted with an enormous backyard. Pot lights have been installed outside of the house. Truly a breathtaking renovation priced aggressively. Why wait when you can book your showing today with your favourite Realtor!! The Foundation was changed from wood to Concrete according to city rules. Please see the attached file for full work pictures and city approval for the work



Built in 1987

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222471    |
| Price          | \$1,059,595 |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,767       |
| Acres          | 0.13        |
| Year Built     | 1987        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 194 Woodbriar Circle Sw |
| Subdivision | Woodbine                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 6A7                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks, No Animal Home, Separate Entrance                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, See Remarks, Stove(s) |
| Heating           | Forced Air, See Remarks                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Mixed                                                                                                |
| Has Basement      | Yes                                                                                                  |

Basement                      Finished, Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane, Back Yard, Rectangular Lot, See Remarks  
Roof                      Asphalt Shingle  
Construction          Wood Frame, See Remarks  
Foundation            Poured Concrete, Wood, See Remarks

**Additional Information**

Date Listed              June 7th, 2025  
Days on Market        69  
Zoning                    R-C2

**Listing Details**

Listing Office            PREP Realty

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