

# \$729,000 - 206 Woodbriar Circle Sw, Calgary

MLS® #A2205770

**\$729,000**

4 Bedroom, 3.00 Bathroom, 2,156 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

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!



Built in 1988

## Essential Information

MLS® #                   A2205770

Price                     \$729,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,156
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	206 Woodbriar Circle Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5W9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Side By Side, Secured
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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