

# \$850,000 - 317 Woodbriar Place Sw, Calgary

MLS® #A2230475

**\$850,000**

6 Bedroom, 4.00 Bathroom, 2,467 sqft

Residential on 0.17 Acres

Woodbine, Calgary, Alberta

Discover this lovingly maintained family home, perfectly situated on a quiet cul-de-sac in the heart of Woodbine—one of Calgary's most established and desirable southwest communities. With a total of over 3600 ft<sup>2</sup> of total living space on all 3 levels situated on an expansive 7,362ft<sup>2</sup> pie-shaped lot, this home is designed for both comfort and functionality. Inside, you'll find 6 bedrooms (4 upstairs), 3.5 bathrooms, & generously sized principal rooms, offering the ideal layout for a growing family. The welcoming foyer blends into the main living room with vaulted ceilings and an abundance of natural light. Enjoy working from home in the spacious & private main floor office. The inviting kitchen is a lovely place to prepare meals to enjoy in breakfast nook or the well sized dining room adjacent the kitchen. Gather in the sunken great room with feature fireplace and picture window overlooking the backyard. The upper floor of the home offers 4 large bedrooms including the master suite with updated ensuite and walk in closet. The lower level of the home is fully developed with an additional 2 bedrooms, full bath, large rec room and an abundance of storage. Thoughtful details including central air conditioning, a built-in vacuum system, irrigation system and ample storage add everyday convenience. The beautifully landscaped pie-shaped lot is a beautiful space for outdoor activities, entertaining and gardening. Park your vehicles in the secure double attached garage, which also provides



additional storage. Woodbine provides nearby neighbourhood schools, walking paths and borders the beauty of adjacent Fish Creek Park. Come visit and imagine making this one "home".

Built in 1988

### Essential Information

MLS® #	A2230475
Price	\$850,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,467
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	317 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Storage, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s),

	Washer, Window Coverings, Freezer, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot
Roof	Shake
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2025
Days on Market	40
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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