

\$985,000 - 206 Woodbriar Circle Sw, Calgary

MLS® #A2241850

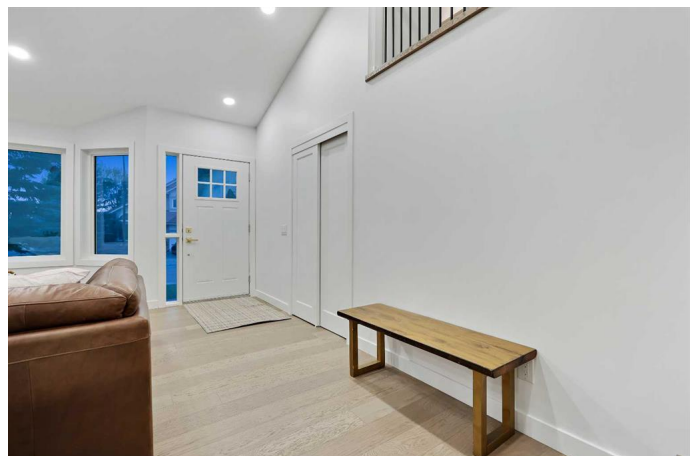
\$985,000

4 Bedroom, 4.00 Bathroom, 2,130 sqft

Residential on 0.14 Acres

Woodbine, Calgary, Alberta

Welcome to this fully renovated tranquil haven on a spacious corner lot in the highly sought after community of Woodbriar Estates. Upon entering you will be greeted with vaulted ceilings, tons of natural light. Gorgeous hardwood floors run throughout the main and upper creating a clean and calm aesthetic. The sun lit kitchen is inviting with its soft green custom cabinetry, quartz countertops, custom Italian tile work and thoughtful touches throughout. High end Bertazzoni appliances make meal prep a chef's dream. Start your day with a coffee in the eat in kitchen or share a meal with family and friends in the adjacent dining space. Relax in the family room with the beautiful and cozy woodburning fireplace perfect for the cold nights. Upstairs the Primary bedroom provides a sunny retreat with its large windows, tranquil ensuite and large walk-in closet. Down the hall you will find another full bath and two more sun lit and spacious bedrooms complete with walk in closets. The cozy upstairs nook is a perfect spot to relax and read a book. An additional bedroom and full bath on the main floor accommodates company or a home office. Convenient main floor laundry is beautiful and functional, tucked away but easy to access. Downstairs you will find fresh new luxury carpeting, convenient half bath and 2 open entertaining spaces perfect for movie nights, play areas, home gym or whatever you dream of. With over 2780 sq ft of finished space and an additional 602 of storage perfect for holiday



decorations, bikes, outdoor equipment or anything else this home has it all. Walking distance to fish creek park, great schools, playgrounds and shopping. The surrounding neighbors are so welcoming and wonderful. With views of the mountains, fish creek park at your door step and easy access out of the city the location is a 10/10. Updates include new plumbing, new electrical, new high efficiency windows, roofing, hot water heater, brand new cabinetry and countertops throughout, new tile, hardwood, interior & exterior paint, doors & trim, newly fenced yard and so much more. Book your showing today to experience the beauty of this home.

Built in 1988

Essential Information

MLS® #	A2241850
Price	\$985,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,130
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	T2Y5W9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Central Vacuum
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Tile, Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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