

# \$999,995 - 194 Woodbriar Circle Sw, Calgary

MLS® #A2222471

**\$999,995**

7 Bedroom, 5.00 Bathroom, 2,767 sqft  
Residential on 0.13 Acres

Woodbine, Calgary, Alberta

**\*\*Newly Renovated Property for Sale\*\* \*\*Total:  
7 Bedrooms & 5 Bathrooms\*\***

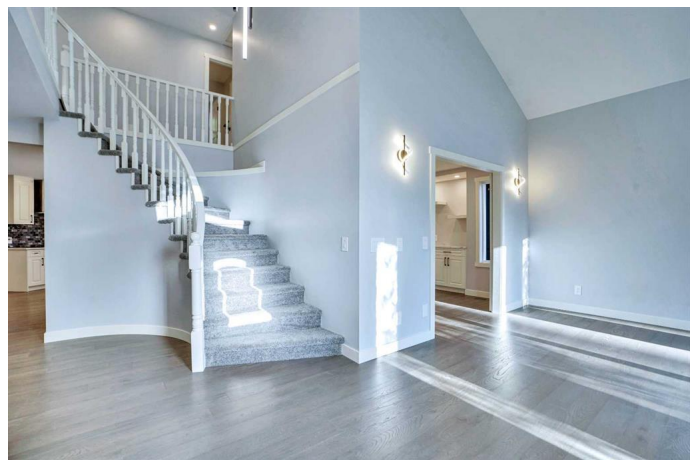
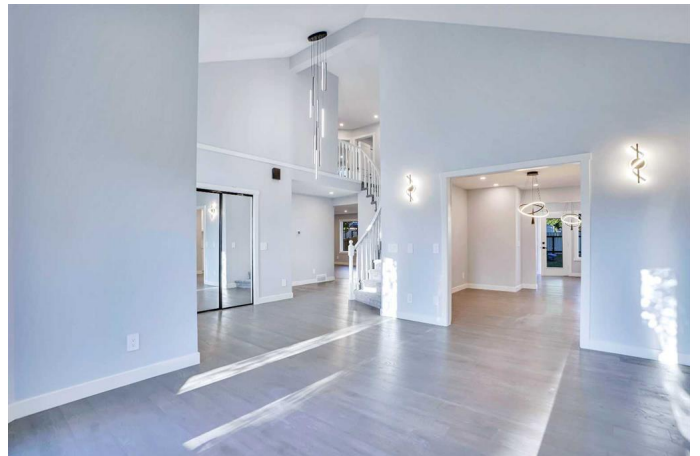
This is not your typical renovation! This home features high-end, luxurious finishes throughout. The spacious main floor boasts an open concept design and is filled with natural light from the oversized three-pane windows. Upon entering, you'll be greeted by a bright and expansive space. The brand-new kitchen includes a large central island, premium quartz countertops, and stainless steel appliances. The main floor also features one bedroom and a full bathroom.

On the second floor, you'll find four generously sized bedrooms, three full bathrooms, and a laundry area, which includes two master bedrooms. One of the master suites boasts a stunning five-piece en-suite bathroom and a walk-through closet.

The basement is divided into two sections: one side is dedicated to the owner's retreat, while the other side is an enormous legal basement that includes a large family room, a full bathroom, and two spacious bedrooms with ample windows. There's a dedicated laundry room in the basement as well.

This home is equipped with two high-efficiency furnaces and two hot water tanks, recently installed for maximum comfort also with Triple Pane Window, New luxury vinyl plank flooring runs throughout the house, along with a brand-new roof.

Designed to perfection, this property invites you to step outside into a vast backyard,



enhanced with outdoor pot lights. This breathtaking renovation is competitively priced.

Why wait? Book your showing today with your favorite realtor! The foundation has been upgraded from wood to concrete according to city regulations. Please see the attached file for full work photos and city approvals.

Built in 1987

### **Essential Information**

MLS® #	A2222471
Price	\$999,995
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 Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Range Hood, See Remarks, Stove(s), Washer/Dryer
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	See Remarks, Wood Frame
Foundation	Poured Concrete, Wood, See Remarks

## Additional Information

Date Listed	June 7th, 2025
Days on Market	136
Zoning	R-C2

## Listing Details

Listing Office	PREP Realty
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