

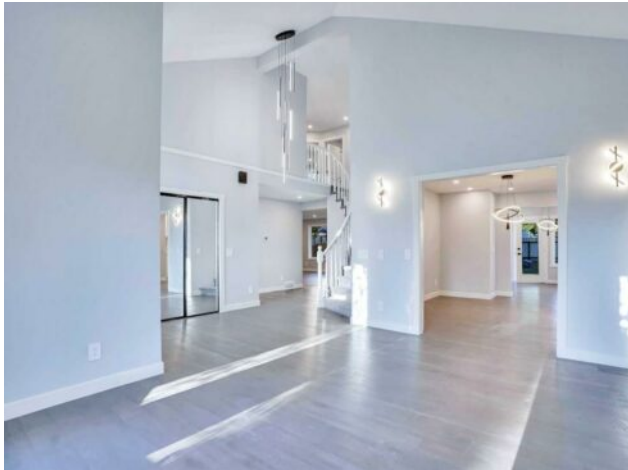


GRASSROOTS
REALTY GROUP

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194 Woodbriar Circle SW
Calgary, Alberta

MLS # A2222471



\$999,998

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,767 sq.ft.	Age:	1987 (38 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete, See Remarks, Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions:	NA
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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