



**367 Woodbriar Circle SW
Calgary, Alberta**

MLS # A2328159



\$950,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,632 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed		

Located in one of Calgary's most sought-after neighborhoods backing directly onto a picturesque greenspace with walking paths, this exceptional home offers the perfect balance of privacy, nature and luxury living. Beautifully renovated and offering 3,731 SF of luxurious living space with 3+1 bedrooms, 3.5 bathrooms and a RARE over-sized attached garage (28'x25'). Immediately you will love the gorgeous curb appeal with mature landscaping while being greeted into a spacious foyer with soaring 2 storey height ceilings, walk-in coat closet and an abundance of natural light throughout. The main floor features hardwood and tile flooring, a vaulted family room and formal dining room leading to the Chef's kitchen with dual toned cabinetry, quartz countertops, center island with eating bar, under cabinet lighting, stainless steel appliances and a walk-in pantry. The lovely breakfast nook gives access to the expansive deck (32'x12') and your backyard oasis surrounded by trees and flowering. A family room with cozy gas fireplace, laundry/mud room and powder room complete this level. Upstairs you will find the incredible primary retreat with dual walk-in closets both with custom organizers and stunning 4 piece ensuite with dual sink vanity and walk-in shower. Two additional and generously scaled bedrooms which share a 4 piece bathroom are also found here. The finished basement provides incredible additional living space with a family and rec room with second fireplace, fourth bedroom, 3 piece bathroom and ample storage space. GREAT LOCATION within walking distance to schools, parks and Fish Creek with miles of walking/biking paths. Incredible value with pride of ownership in every room...book your showing today!