

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

MLS® #A2222471

**\$999,995**

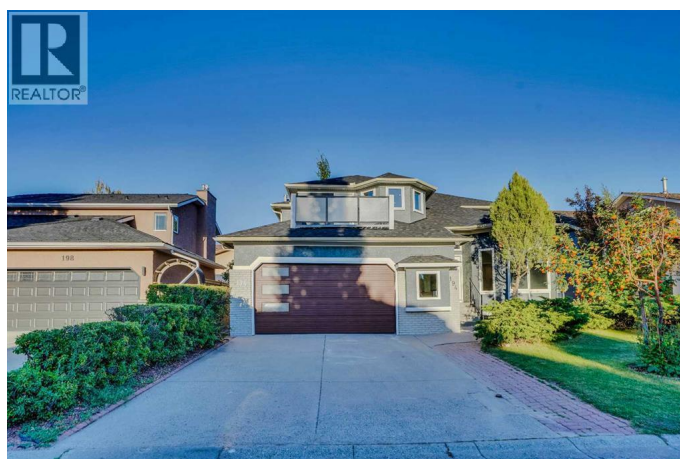
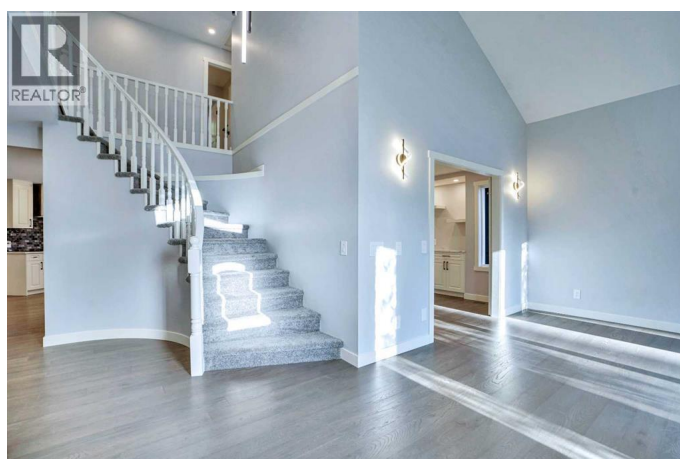
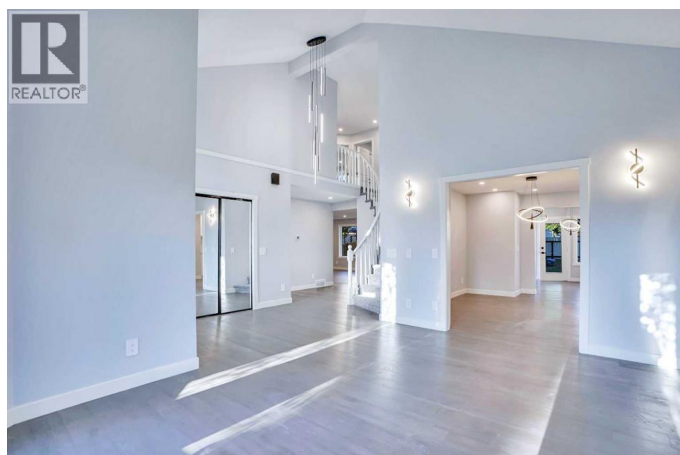
7 Bedroom, 5.00 Bathroom, 2,767 sqft

Single Family 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. (id:6289)

Built in 1987

**Essential Information**

Listing #	A2222471
Price	\$999,995
Bedrooms	7
Bathrooms	5.00
Square Footage	2,767
Acres	0.13
Year Built	1987
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	194 Woodbriar Circle Sw
Subdivision	Woodbine
City	Calgary
Province	Alberta
Postal Code	T2W6A7

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, See remarks, Washer & Dryer
Heating	Forced air, See remarks
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	See Remarks
Construction	Wood frame
Foundation	Poured Concrete, See Remarks, Wood

### Listing Details

Listing Office	PREP Realty
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Listing information last updated on October 15th, 2025 at 3:16am PDT