

\$849,900 - 240 Woodbriar Place Sw, Calgary

MLS® #A2256623

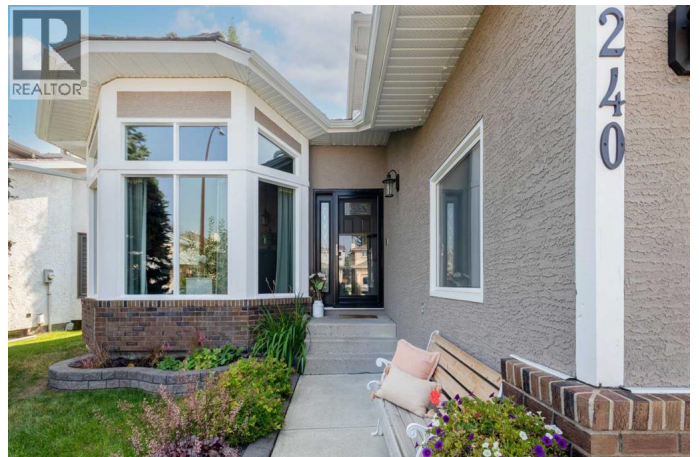
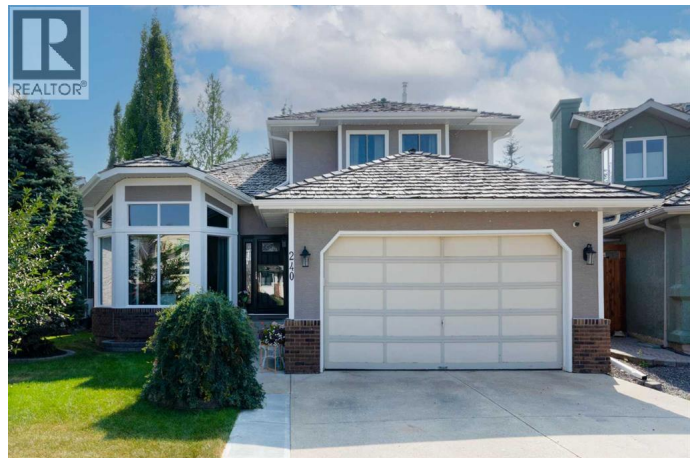
\$849,900

5 Bedroom, 4.00 Bathroom, 2,291 sqft

Single Family on 0.13 Acres

Woodbine, Calgary, Alberta

This beautiful meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac in prestigious Woodbriar Estates, Woodbine. Offering over 3,600 sq. ft. of developed living space, 5 bedrooms, 4 full bathrooms, and more than \$100,000 in recent updates, this home combines timeless elegance with modern comfort. Major updates include: Triple-Pane Windows (2020), Exterior Doors (2022) Stucco, Soffits & Downspouts (2022), Oversized Deck & Driveway Path (2022), All Plumbing Updated with PEX (2021), Two Hot Water Tanks (2021), Spray-Foam Attic Insulation (2018), Central Vac (2023), Basement Carpet (2022) plus newer appliances – Stove (2021), Dishwasher (2023), Garburator (2024), and Washer/Dryer (2022-24). Two furnaces (2010) serviced regularly, ensure efficient comfort year-round. The main floor shines with gleaming hardwood floors, soaring vaulted ceilings, and abundant natural light. A stylish kitchen with pot lighting flows seamlessly to the sunny backyard for effortless indoor-outdoor living. The inviting family room is anchored by a cozy wood-burning fireplace, while a versatile 4th bedroom or office, convenient laundry room, and full bathroom with an oversized glass-enclosed shower complete this main level. Upstairs, hardwood flooring continues through three spacious bedrooms. The luxurious primary retreat features dual sinks, Jacuzzi tub, and oversized glass shower, while a 4-piece bath serves the



secondary bedrooms. The fully developed lower level adds even more living space with a large recreation room, 5th bedroom, 4th full bath, and ample storage – perfect for teens, extended family, or guests. Step outside to your south-facing backyard oasis with professional landscaping, mature trees, and an oversized deck with BBQ gas line – ideal for entertaining or relaxing. Unbeatable location! Walk to Woodbine Elementary (K-6), St. Jude Separate (K-6), playgrounds, and scenic paths. Quick access to Calgary Transit (#56), Woodbine Square (Safeway, Shoppers, Tim Hortons), Shops at Buffalo Run (Costco & upcoming Superstore), and just minutes to Fish Creek Park’s endless trails and natural beauty. With a fresh price, extensive upgrades, and an incredible location, this extraordinary Woodbriar Estates home is ready to impress. Don’t miss your chance (id:6289)

Built in 1988

Essential Information

Listing #	A2256623
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Square Footage	2,291
Acres	0.13
Year Built	1988
Type	Single Family
Sub-Type	Freehold

Community Information

Address	240 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary
Province	Alberta
Postal Code	T2W6B1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave, Garburator
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Fruit trees, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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Listing information last updated on October 14th, 2025 at 5:33am PDT