

# \$1,025,000 - 325 Woodbriar Place Sw, Calgary

MLS® #A2216356

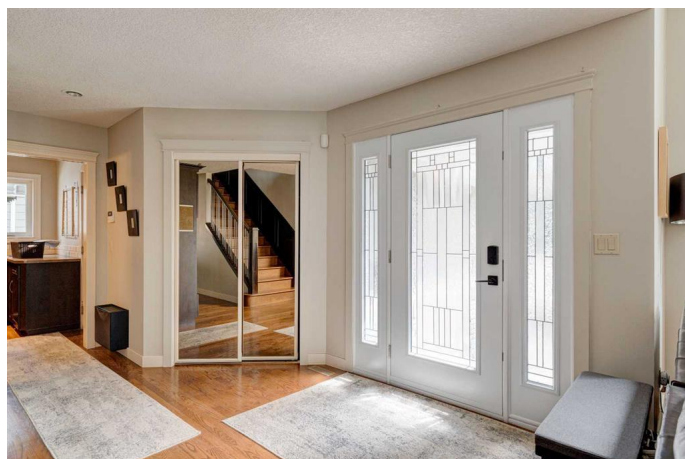
**\$1,025,000**

5 Bedroom, 4.00 Bathroom, 2,811 sqft

Residential on 0.19 Acres

Woodbine, Calgary, Alberta

Beautifully renovated 5-bedroom 3.5 bath family home in desirable Woodbriar Estates, situated on a large pie-shaped lot with a sunny west-facing yard and direct access to greenspace and pathways. With nearly 4,300 sq ft of developed space, this home offers thoughtful updates and a layout designed for everyday comfort and family living. Tucked away in a quiet cul-de-sac, you'll enjoy peaceful surroundings and stunning mountain views from your private second-floor balcony—perfect for evening sunsets. Inside, the spacious front foyer opens to a bright sitting room with vaulted ceilings and natural light. A formal dining room provides an inviting space for entertaining, while the back of the home opens into a casual living area with a well-equipped kitchen, dining nook, and cozy living room featuring a wood-burning fireplace and built-in shelving. The kitchen offers ample storage, stone countertops, a large island, updated appliances, and a coffee bar with room for a beverage fridge. A main floor flex room can serve as an office or extra bedroom, with a powder room and laundry room completing the main level. Upstairs, a loft with built-in cabinetry and desk makes an ideal study or reading nook. The spacious primary suite features a modern 5-piece ensuite, freestanding tub, and access to a private balcony. Three additional bedrooms and a 4-piece bath complete the upper level. The fully developed basement includes a large open area, built-in Murphy bed, renovated



3-piece bath, cold room, and excellent storage. The west-facing backyard is private, with direct access to the community pathway system for year-round outdoor enjoyment. Recent updates include new windows (2022), freshly painted exterior (2024), washer/dryer (2023), and fresh interior paint. This home blends comfort, style, and practicality in a family-friendly location close to parks, schools, local amenities, and the ring road. A fantastic opportunity to make it yours.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216356    |
| Price          | \$1,025,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,811       |
| Acres          | 0.19        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 325 Woodbriar Place Sw |
| Subdivision | Woodbine               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 6A9                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Cul-De-Sac, Landscaped, Pie Shaped Lot, Views

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 5th, 2025

Days on Market 6

Zoning R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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