

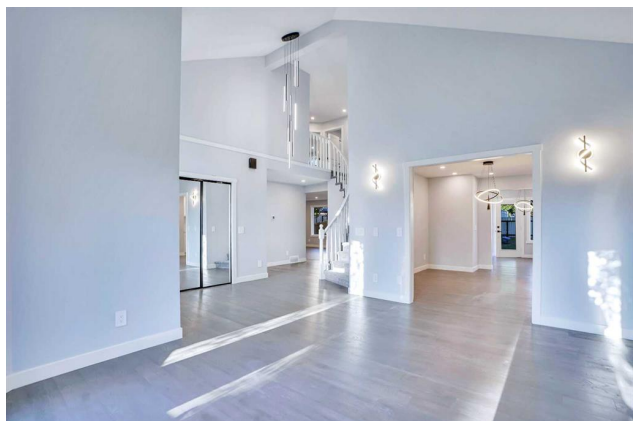


THE A-TEAM

RE/MAX FIRST

194 WOODBRIAR Circle, Calgary T2W 6A7

MLS@#: A2163938 Area: Woodbine Listing Date: 09/11/24 List Price: \$1,148,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 1987
Lot Information: Lot Sz Ar: 5,769 sqft
Access: Back Lane, Back Yard, Rectangular Lot, See Remarks
Park Feat: Double Garage Attached

DOM

8
Layout: 7 (5 2)
Beds: 5.0 (5 0)
Style: 2 Storey
Parking: Ttl Park: 4, Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, See Remarks
Sewer: Other
Construction: See Remarks, Wood Frame
Flooring: Carpet, See Remarks, Vinyl Plank
Water Source: Wood
Kitchen Appl: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Int Feat: No Animal Home, No Smoking Home, See Remarks, Separate Entrance

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, 3pc Ensuite bath, 5pc Ensuite bath, and Bedrooms across Main, Upper, and Basement levels.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8711416

Remarks

Pub Rmks: **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 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!!**

Inclusions:
Property Listed By: **N/A
PREP Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

