



THE
A-TEAM

**RE/MAX
FIRST**

436 WOODBRIAR Place, Calgary T2W 6A5

MLS® #: **A2164059**

Area: **Woodbine**

Listing Date: **09/09/24**

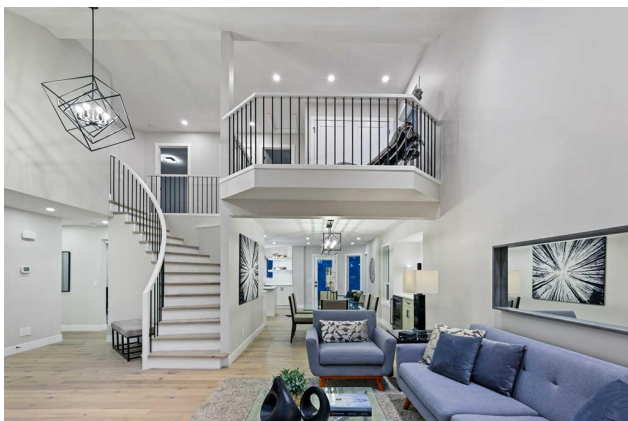
List Price: **\$999,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **5,726 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

DOM

10
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Chandelier, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 12`11"	Family Room	Main	15`1" x 12`1"
Kitchen	Main	18`10" x 13`10"	Dining Room	Main	11`8" x 9`11"
Breakfast Nook	Main	10`8" x 9`11"	Foyer	Main	6`5" x 5`1"
Bedroom	Main	11`10" x 9`2"	2pc Bathroom	Main	5`0" x 4`11"
Nook	Upper	10`8" x 8`7"	Bedroom - Primary	Upper	18`0" x 13`10"
Walk-In Closet	Upper	7`5" x 4`0"	5pc Ensuite bath	Upper	13`9" x 9`4"
Balcony	Upper	11`4" x 9`10"	Bedroom	Upper	10`9" x 10`3"

Laundry	Upper	6`3" x 2`11"	4pc Bathroom	Upper	10`9" x 4`11"
Bedroom	Upper	10`10" x 9`7"	Family Room	Lower	23`6" x 11`10"
Game Room	Lower	17`5" x 12`9"	Bedroom	Lower	11`10" x 8`11"
4pc Bathroom	Lower	8`11" x 5`8"	Storage	Lower	9`11" x 9`9"
Furnace/Utility Room	Lower	11`10" x 11`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **8711238**

Remarks

Pub Rmks: | **EXTENSIVELY RENOVATED | 2258 SQFT ABOVE GRADE | 5 BEDS | 3.5 BATHS | OPEN TO BELOW CONCEPT | NEW ROOF | NEW FURNICE - Welcome to 436 Wood Briar Place SW, a stunning, extensively renovated family home offering modern elegance and comfortable living. Close to 3300 sqft of lliving space, this residence boasts five bedrooms and three and a half bathrooms, designed to cater to growing families or those who love to entertain. As you step inside, the main floor greets you with an impressive open-to-below concept in the family room, characterized by high ceilings that enhance the feeling of space and light. The main floor also features a flexible room that can serve as an office or an additional bedroom, perfect for remote work or guests. The new hardwood flooring throughout the main floor and upstairs exudes warmth and sophistication. The beautifully curved staircase provides a striking architectural centerpiece. The heart of this home is the completely redesigned kitchen, outfitted with new cabinets and state-of-the-art appliances, creating a stylish and functional space for culinary enthusiasts. the dining area boasts a stylish dry bar and LED lighting throughout, creating the perfect ambiance for dinner parties and family meals. The living room is equally inviting, featuring a custom-designed feature wall and a new Gas fireplace, ideal for cozy gatherings and relaxation. Upstairs, the master suite serves as a serene retreat, complete with a private balcony, a reading nook, and a spacious walk-in closet. The luxurious five-piece ensuite bathroom includes a custom shower, dual vanity, and a freestanding tub, providing a spa-like experience. Two additional bedrooms upstairs come with custom closets, offering ample storage and style. A common washroom with a double vanity serves these bedrooms, while a separate laundry room and a versatile bonus area add to the functionality of the upper level. The basement extends the living space with a well-appointed family room, equipped with an entertainment center, a second fireplace, and a wet bar, making it perfect for family movie nights or entertaining guests. This level also includes a dedicated gym space and an additional bedroom with a four-piece washroom. Recent upgrades include brand new roof with two Pro ventilators to prevent attic rain, a new high-efficiency furnace, ensuring comfort and energy savings, and new massive 75-gallon water tank providing ample hot water for the entire household, the complete removal of all Poly B piping, ensuring peace of mind. Outdoor living is equally impressive, with a large deck perfect for dining and entertaining, a gazebo offering a shaded retreat, and a beautifully landscaped, spacious private yard providing a serene escape from the hustle and bustle. Located in a prime area, this home is close to essential amenities such as schools, parks, shopping centers, and major highways, making it an ideal spot for convenient and comfortable living. Schedule a viewing!**

Inclusions: none
 Property Listed By: **URBAN-REALTY.ca**

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

