



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 WOODBRIAR Place, Calgary T2W6A7**

MLS® #: **A2173935**

Area: **Woodbine**

Listing Date: **10/18/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1990**

Lot Information

Lot Sz Ar: **7,287 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,868**  
Low Sqft:  
Ttl Sqft: **1,868**

DOM

**4**

Layout

Beds: **6 (4 2 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Cul-De-Sac, Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s), Forced Air**  
Sewer:  
Ext Feat: **Balcony, Garden, Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener**  
Int Feat: **Bookcases, Built-in Features, High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 15`6"	Kitchen	Main	19`3" x 12`10"
Dining Room	Main	20`0" x 11`1"	Bedroom - Primary	Upper	13`7" x 17`4"
Bedroom	Upper	10`11" x 13`5"	Bedroom	Upper	14`7" x 10`0"

<b>Bedroom</b>	<b>Upper</b>	<b>8`2" x 11`10"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Laundry</b>	<b>Lower</b>	<b>12`6" x 7`4"</b>
<b>Family Room</b>	<b>Lower</b>	<b>17`10" x 15`10"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`3" x 10`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`3" x 23`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 14`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`1" x 12`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>3`8" x 2`3"</b>
<b>2pc Ensuite bath</b>	<b>Lower</b>				

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **8711416**

Remarks

Pub Rmks: **\*\*Open house Sunday, October 20 from 1:30-3:30\*\* Welcome to your dream home in the heart of Woodbriar Estates! This stunning property boasts over 3,300 sq ft of living space, complete with breathtaking mountain views from the living room, primary suite, and lower level. As you enter, you'll be greeted by rich black-walnut hardwood floors that flow throughout the main level. The updated kitchen shines with stainless steel appliances, granite countertops, and a large island. Vaulted ceilings in the dining room create an airy, elegant atmosphere, while large updated windows flood the space with natural light. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite with its own private balcony. The ensuite bathroom offers a spa-like experience with a soaker tub, double sinks, and a separate shower. Another full bathroom completes this level. The fully finished third level is perfect for family movie nights, featuring a cozy gas fireplace and walkout access to the backyard. This floor also includes a fifth bedroom, an additional bathroom, and a large mudroom with direct access to the garage. On the fourth level, you'll discover yet another family space with mountain views, plus a sixth bedroom—ideal for guests or a home office. Situated on a quiet cul-de-sac, the home sits on a large pie-shaped lot with beautifully landscaped, low-maintenance gardens and underground sprinklers in both the front and back yards. Enjoy the serenity of this peaceful oasis while being just steps from schools, parks, and walking paths. You'll love the convenience of nearby shopping at the Shops at Buffalo Run on the Tsuut'ina, featuring the new Costco, along with quick access to rapid transit, major roads like the ring road, and the natural beauty of Fish Creek Provincial Park This home truly offers it all—space, luxury, and location. Don't miss out on this exceptional opportunity! Additional features include: Two updated furnaces, 2 updated hot water tanks, Kinetico water softener, and all POLY B REMOVED**

Inclusions: **Freezer in basement, security cameras around home and monitor on kitchen desk, shed, microwave, garbage compactor**

Property Listed By: **RE/MAX First**

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













