



THE
A-TEAM

**RE/MAX
FIRST**

523 WOODBRIAR Place, Calgary T2L 1E8

MLS®#: **A2176326** Area: **Woodbine** Listing Date: **10/31/24** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **10,150 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,826**
 Low Sqft:
 Ttl Sqft: **2,826**

DOM

20
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Other, Pie Shaped Lot, See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer**
 Int Feat: **Bar, Bookcases, Built-in Features, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`7"	Breakfast Nook	Main	11`4" x 18`0"
Dining Room	Main	16`9" x 11`0"	Family Room	Main	15`10" x 14`6"
Kitchen	Main	12`11" x 12`0"	Laundry	Main	8`4" x 8`6"
Living Room	Main	13`1" x 16`0"	Office	Main	13`9" x 10`0"
4pc Bathroom	Upper	8`9" x 6`5"	5pc Ensuite bath	Upper	9`0" x 6`5"
Bedroom	Upper	14`8" x 9`11"	Bedroom	Upper	13`2" x 10`10"
Bedroom	Upper	12`7" x 10`8"	Loft	Upper	10`4" x 11`8"

**Bedroom - Primary
Game Room**

**Upper
Basement**

**16`2" x 14`0"
37`2" x 36`9"**

**3pc Bathroom
Storage**
Legal/Tax/Financial

**Basement
Basement**

**11`2" x 5`10"
13`11" x 13`2"**

Title:
Fee Simple
Legal Desc:

8711238

Zoning:
R-CG

Remarks

Pub Rmks:

This is your chance to own a well cared for & updated home perfectly situated in a quiet cul-de-sac in the mature and sought-after neighborhood of Woodbine. Nestled on a large pie-shaped lot, this property boasts a sprawling west-facing backyard, providing ample space for outdoor activities, gardening, and endless possibilities for entertainment. Enjoy breathtaking mountain views from the comfort of your second-floor balcony, a perfect spot to take in evening sunsets. Inside, the home offers a generous and well-thought-out floor plan designed for family living. As you step inside, you are greeted by a bright and inviting front sitting room featuring vaulted ceilings and a new pot lights + chandelier, as well as a formal dining space perfect for larger intimate gatherings. The back of the home opens up into a more open-concept living area, with a well-appointed kitchen as its centerpiece. The kitchen boasts updated stainless steel appliances, elegant quartz countertops, and a stylish new tile backsplash with contemporary built in hood. A corner sink with a window overlooks sprawling deck and yard, while the cozy breakfast nook with built in bar is the perfect complement to the space. Adjacent, the spacious living room isa lovely place to retreat, with built in bookshelves, a wood burning fire place, and large windows letting in natural light. A versatile main floor flex room offers the option to use it as a home office or an additional bedroom, while a newly appointed laundry room complete with sink and half bath add to the home's functional offerings. Upstairs, the large primary retreat features a fresh and modern 5-piece ensuite bathroom, creating a luxurious private escape with heated tile flooring. Enjoy soaking in the sunlit free standing tub, or take a relaxing break in the freshly tiled walk in shower complete with rain shower head. The upper level also includes new baseboards, casings, and plush carpet, complementing the total of 4 spacious bedrooms. There is an additional completely renovated 4pc bath on this level, as well as a flex space ideal for a home office, homework nook, or bonus space. The home has been meticulously cared for, with new windows throughout ensuring both comfort and energy efficiency. The basement offers additional developed space, complete with a full bathroom, providing a blank canvas for the new owners to customize and make their own. Enjoy the sunny west backyard, with direct access to the pathway system in the neighbourhood. This thoughtfully updated home is perfect for growing families, offering a blend of comfort, style, and flexibility. Ideal for those looking to enjoy both peaceful living and proximity to parks, schools, local amenities, and the ring road. Other features include: two new hot water tanks, AC, an oversized double attached garage, glass railing on balcony, newer vinyl decking on balcony, updated plumbing, fresh paint throughout, new washer/dryer, & more! Don't miss the chance to make it yours!

Inclusions:
Property Listed By:

n/a
MaxWell Capital Realty

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











