

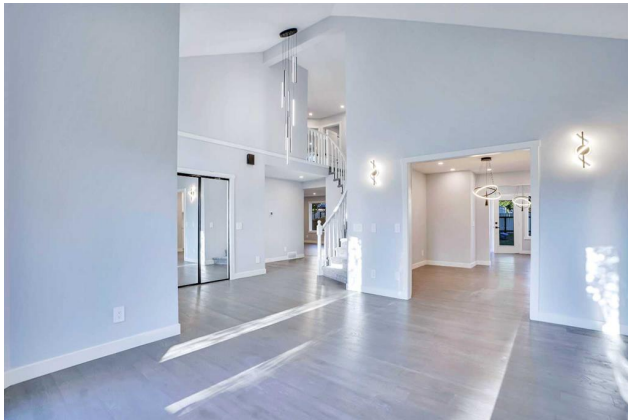


THE
A-TEAM

**RE/MAX
FIRST**

194 WOODBRIAR Circle, Calgary T2W 6A7

MLS® #: **A2198241** Area: **Woodbine** Listing Date: **03/01/25** List Price: **\$1,138,000**
 Status: **Active** 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: **5,769 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached**

DOM

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks,Wood Frame**
 Heating: **Forced Air,See Remarks** Flooring: **Carpet,See Remarks,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **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**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`3" x 5`0"	Bedroom	Main	10`8" x 8`7"
3pc Ensuite bath	Upper	9`3" x 5`0"	5pc Bathroom	Upper	5`11" x 10`10"
5pc Ensuite bath	Upper	15`8" x 9`3"	Bedroom	Upper	15`1" x 13`2"
Bedroom	Upper	11`4" x 14`8"	Bedroom	Upper	9`11" x 10`10"
Bedroom - Primary	Upper	13`11" x 17`5"	3pc Bathroom	Basement	6`1" x 8`6"
Bedroom	Basement	11`2" x 12`10"	Bedroom	Basement	11`6" x 8`7"

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 Legal 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: **NA
PREP Realty**

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

