

# \$1,025,000 - 325 Woodbriar Place Sw, Calgary

MLS® #A2216356

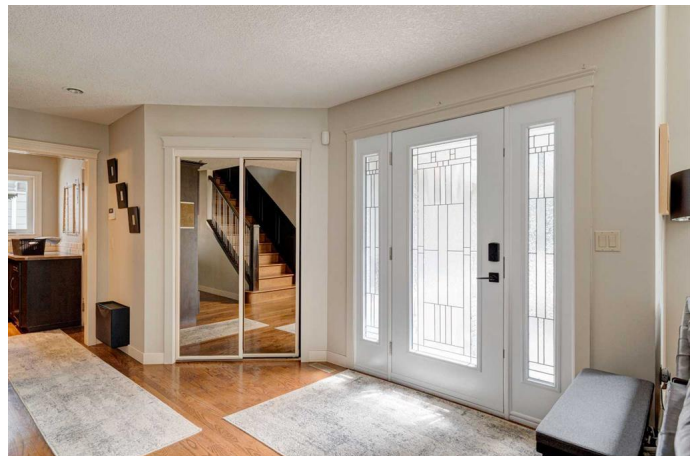
**\$1,025,000**

5 Bedroom, 4.00 Bathroom, 2,811 sqft

Residential on 0.19 Acres

Woodbine, Calgary, Alberta

Beautifully renovated 5-bedroom 3.5 bath family home in desirable Woodbriar Estates, situated on a large pie-shaped lot with a sunny west-facing yard and direct access to greenspace and pathways. With nearly 4,300 sq ft of developed space, this home offers thoughtful updates and a layout designed for everyday comfort and family living. Tucked away in a quiet cul-de-sac, you'll enjoy peaceful surroundings and stunning mountain views from your private second-floor balcony—perfect for evening sunsets. Inside, the spacious front foyer opens to a bright sitting room with vaulted ceilings and natural light. A formal dining room provides an inviting space for entertaining, while the back of the home opens into a casual living area with a well-equipped kitchen, dining nook, and cozy living room featuring a wood-burning fireplace and built-in shelving. The kitchen offers ample storage, stone countertops, a large island, updated appliances, and a coffee bar with room for a beverage fridge. A main floor flex room can serve as an office or extra bedroom, with a powder room and laundry room completing the main level. Upstairs, a loft with built-in cabinetry and desk makes an ideal study or reading nook. The spacious primary suite features a modern 5-piece ensuite, freestanding tub, and access to a private balcony. Three additional bedrooms and a 4-piece bath complete the upper level. The fully developed basement includes a large open area, built-in Murphy bed, renovated



3-piece bath, cold room, and excellent storage. The west-facing backyard is private, with direct access to the community pathway system for year-round outdoor enjoyment. Recent updates include new windows (2022), freshly painted exterior (2024), washer/dryer (2023), and fresh interior paint. This home blends comfort, style, and practicality in a family-friendly location close to parks, schools, local amenities, and the ring road. A fantastic opportunity to make it yours.

Built in 1988

**Essential Information**

MLS® #	A2216356
Price	\$1,025,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,811
Acres	0.19
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	325 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6A9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Cul-De-Sac, Landscaped, Pie Shaped Lot, Views

Roof Clay Tile

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 5th, 2025

Days on Market 10

Zoning R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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