

\$849,900 - 240 Woodbriar Place Sw, Calgary

MLS® #A2256623

\$849,900

5 Bedroom, 4.00 Bathroom, 2,291 sqft

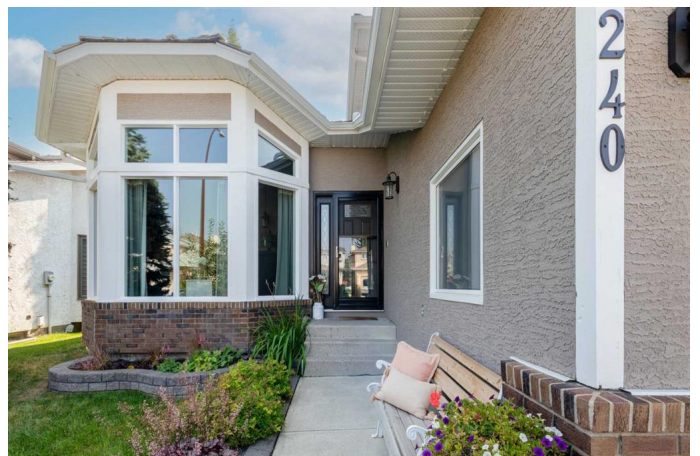
Residential on 0.13 Acres

Woodbine, Calgary, Alberta

This beautiful meticulously maintained 2-storey home is tucked away on a quiet cul-de-sac in prestigious Woodbriar Estates, Woodbine. Offering over 3,600 sq. ft. of developed living space, 5 bedrooms, 4 full bathrooms, and more than \$100,000 in recent updates, this home combines timeless elegance with modern comfort.

Major updates include: Triple-Pane Windows (2020), Exterior Doors (2022) Stucco, Soffits & Downspouts (2022), Oversized Deck & Driveway Path (2022), All Plumbing Updated with PEX (2021), Two Hot Water Tanks (2021), Spray-Foam Attic Insulation (2018), Central Vac (2023), Basement Carpet (2022) plus newer appliances â€” Stove (2021), Dishwasher (2023), Garburator (2024), and Washer/Dryer (2022â€“24). Two furnaces (2010) serviced regularly, ensure efficient comfort year-round.

The main floor shines with gleaming hardwood floors, soaring vaulted ceilings, and abundant natural light. A stylish kitchen with pot lighting flows seamlessly to the sunny backyard for effortless indoor-outdoor living. The inviting family room is anchored by a cozy wood-burning fireplace, while a versatile 4th bedroom or office, convenient laundry room, and full bathroom with an oversized glass-enclosed shower complete this main level.



Upstairs, hardwood flooring continues through three spacious bedrooms. The luxurious primary retreat features dual sinks, Jacuzzi tub, and oversized glass shower, while a 4-piece bath serves the secondary bedrooms.

The fully developed lower level adds even more living space with a large recreation room, 5th bedroom, 4th full bath, and ample storage â€” perfect for teens, extended family, or guests.

Step outside to your south-facing backyard oasis with professional landscaping, mature trees, and an oversized deck with BBQ gas line â€” ideal for entertaining or relaxing.

Unbeatable location! Walk to Woodbine Elementary (Kâ€“6), St. Jude Separate (Kâ€“6), playgrounds, and scenic paths. Quick access to Calgary Transit (#56), Woodbine Square (Safeway, Shoppers, Tim Hortons), Shops at Buffalo Run (Costco & upcoming Superstore), and just minutes to Fish Creek Parkâ€™s endless trails and natural beauty. With a fresh price, extensive upgrades, and an incredible location, this extraordinary Woodbriar Estates home is ready to impress. Donâ€™t miss your chance

Built in 1988

Essential Information

MLS® #	A2256623
Price	\$849,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,291
Acres	0.13
Year Built	1988
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Woodbriar Place Sw
Subdivision	Woodbine
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6B1

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Cedar Shake
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	35
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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