

106 Oakbriar Close SW
Calgary, Alberta

MLS # A2178443



\$565,000

Division:	Palliser		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,416 sq.ft.	Age:	1988 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 584
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Vacuum System (sold "as is")

106 Oakbriar Close SW: Bright and spacious bungalow villa in Briaroak Estates!! This one-owner home offers a lock-and-leave lifestyle in an adult community setting. The main level boasts soaring ceilings with a skylight which illuminates the foyer and open-rail staircase to the lower level. The living room has a cozy wood-burning fireplace with south-facing windows. The kitchen hosts wood cabinetry and a large breakfast nook with access to the sunny back deck. The dining room has enough space for all of your guests to dine. The primary bedroom is a very generous size and offers a walk-in closet, and a four-piece ensuite with a soaker tub. The four-piece guest bathroom, second bedroom (or office!), and access to your double attached garage complete the main level. The unspoiled basement awaits your development plans! Briaroak Estates is a desirable adult-living complex in the wonderful southwest community of Palliser. Well-situated just off of Southland Drive, residents enjoy easy access to Stoney Trail and 14th Street, with great options for shopping, services, dining, and public transportation nearby. The local Co-Op and Southland Leisure Centre are just steps away. Don't miss this opportunity, book your showing today!