

**106 Oakbriar Close SW**  
**Calgary, Alberta**

**MLS # A2178443**



**\$565,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 584
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!