

\$700,000 - 162 Oakbriar Close Sw, Calgary

MLS® #A2145403

\$700,000

2 Bedroom, 1.00 Bathroom, 1,372 sqft

Residential on 1.98 Acres

Palliser, Calgary, Alberta

Come and view this adult-living (21+) BUNGALOW/VILLA in the highly sought-after community of "Briaroak Estates" in Palliser, SW Calgary! This is a meticulously maintained, lovingly cared for home has CENTRAL AIR Conditioning, 3 bathrooms, almost 2,700 square feet of developed living space, 2 Fireplaces plus 2 bedrooms and an attached double front drive garage. If you require more bedrooms:: 2 - 3 bedrooms could easily be added to the basement at very little cost!! MAIN FLOOR â€“ Kitchen with south exposure windows, a connected eating area with a WEST exposure overlooking the deck with a natural gas line for your BBQ, Dinning Room, a 2nd Bedroom, mainfloor bath and Laundry Room with lots of builtin cabinetry and a HUGE SINK. There are soaring vaulted ceilings throughout the mainfloor. gleaming oak hardwood floors (no carpet on the main level), 2-Fireplaces (natural gas plus wood burning with a log lighter natural gas fireplace, stairwell railings, main floor laundry room with LAUNDRY SINK plus built-in cabinetry, and Hunter Douglas window treatments! Of particular interest are the hardwood floors, all the builtins, plus all the custom woodwork for the curved staircase- all of these items are in AS BRAND NEW CONDITION- the seller has pride of ownership. The LOWER LEVEL of this BUNGALOW is fully developed with FAMILY ROOM with the second GAS fireplace plus builtin in cabinets for games, and such, a 4 piece bath with builtin cabinets for linens,



Pool Table Room, Games Room, Family Room and finally an Exercise Room. This Exercise Room has a double closet and could easily be converted to a second Bedroom. Noteworthy updates/upgrades here in recent years include: full removal of Poly B plumbing lines at a cost of \$20,00 back in 2018, furnace meticulously maintained, hot water tank (2018), central air conditioning, central vacuum system If you need more bedrooms This home has an attached double garage (drywalled/insulated/painted) and a full-size front driveway with room for an additional 2 more parking spaces. The backyard offers a large deck and and a private and QUIET backyard. And no more shoveling the walks or grass- the condo board looks after these costs. This home offers Value, Quality and a great Location- call now to book a showing.

Built in 1988

Essential Information

MLS® #	A2145403
Price	\$700,000
Sold Price	\$700,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,372
Acres	1.98
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	162 Oakbriar Close Sw
Subdivision	Palliser

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5G7

Amenities

Amenities	Car Wash, Visitor Parking
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Log, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Level, Private, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 2nd, 2024
Days on Market	4
Zoning	M-CG d17
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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