



**112 Oakbriar Close SW
Calgary, Alberta**

MLS # A2315221



\$625,000

Division:	Palliser		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,401 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 613
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d17
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Dry Bar, Granite Counters, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Freezer in garage

Prestigious Briar Oak Estates in Palliser -This highly sought after bungalow villa presents a main floor with the following features: Vaulted ceilings, large dining room, large den/office area with lots of shelving for additional storage, 4pc guest bathroom with dedicated laundry room complete with sink and cupboards, Hunter Douglas blinds, renovated kitchen with granite counters, stainless steel appliances, living room with fireplace, and a large master bedroom with a gorgeous renovated spa like ensuite. Curved staircase down to the fully developed basement with a 2nd bedroom , full 4pc bathroom, fireplace, built in library/desk area and dry bar. Enjoy plenty of sunshine on the large west facing back deck with beautiful mature trees and gas line for the bbq. Poly B plumbing has been all replaced and furnace overhauled. Double attached Garage. This pristine adult living complex provides a safe, peaceful environment to enjoy. Age restricted ownership to 21 years and older. RV owners have the convenience of parking in a private lot attached to the complex for a monthly fee. Well-situated location offering easy access to Stoney Trail , 14th St , Glenmore Landing & public transportation. Great options for shopping, services, dining and just steps to the to the local Co-op grocery store.