



**170 Oakbriar Close SW
Calgary, Alberta**

MLS # A2318401



\$740,000

Division:	Palliser		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,617 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 691
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d17
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island		

Inclusions: Central Vacuum and Attachments (As-Is), Electric Fireplace, Master Bathroom Unattached Cabinets, Shelving in Basement, Security System

Rarely does an opportunity arise to own one of the largest bungalow-style residences in the highly sought-after Briar Oak Estates adult community. Offering over 1,600 square feet of beautifully maintained living space above grade, plus a fully finished basement, this exceptional half-duplex combines the convenience of low-maintenance living with the comfort and functionality of a thoughtfully designed home. Immaculately presented throughout, the main level features an inviting floor plan with lots of natural light, two spacious bedrooms plus a den with a beautiful Palladian window and two full bathrooms, including a generous primary retreat complete with a walk-in closet and private four-piece ensuite. Garden doors off the dining area open to a private deck, creating the perfect setting for morning coffee or outdoor entertaining. The fully finished lower level expands the living space with an additional bedroom, full bathroom, and versatile recreation area, ideal for hosting family and guests. A double attached garage with two parking spots in the driveway provides added convenience. Meticulously cared for by its current owner, the home offers valuable peace of mind with all Poly-B plumbing professionally replaced. Opportunities to purchase in Briar Oak Estates are rare, and larger units such as this seldom come to market. This is an exceptional offering for those seeking an elegant, carefree lifestyle in a well-established and desirable adult community.