



THE
A-TEAM

**RE/MAX
FIRST**

178 OAKBRIAR Close, Calgary T2V 5J6

MLS® #: **A2162617**

Area: **Palliser**

Listing Date: **09/04/24**

List Price: **\$675,000**

Status: **Pending**

County: **Calgary**

Change: **-\$14k, 25-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1988**

Lot Information
Lot Sz Ar: **2,000 sqft**
Lot Shape: **7X27**

Access:
Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Many Trees,Standard Shaped Lot,Street Lighting,Yard Drainage,Private,Treed**
Park Feat: **Double Garage Attached**

DOM

90
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Washer**
Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	10`6" x 7`10"
3pc Bathroom	Lower	9`0" x 6`5"
Kitchen	Main	12`8" x 11`0"
Den	Main	10`1" x 10`0"
Bedroom	Main	13`2" x 9`8"
Family Room	Lower	16`7" x 16`5"
Storage	Lower	43`10" x 11`3"

Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 4`11"
Living Room	Main	15`0" x 13`5"
Dining Room	Main	10`7" x 10`11"
Bedroom - Primary	Main	16`6" x 12`2"
Bedroom	Lower	11`6" x 11`5"
Furnace/Utility Room	Lower	19`5" x 14`7"
Game Room	Lower	11`5" x 11`1"

Condo Fee:
\$610

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG d17

Legal Desc: **8810368**

Remarks

Pub Rmks: **BUNGALOW VILLA- BRIAR OAK estates- a beauty in Palliser. Truly an OPEN CONCEPT home with boxy walls removed resulting in a warm, Naturally bright, inviting home Plus PET FRIENDLY and onsite RV PARKING. Upgraded with almost every option you could ever want- simply move in and enjoy. Plus being a condo it has the luxury of Lock and Leave (a true Snowbird requirement) -all the neighbours in this complex are genuine and watch out for one another. PLUS- there is onsite storage for your RV- all this in an adult community (+21) setting. This meticulously cared for home shows pride of ownership throughout- 3 bathrooms, 3 bedrooms, a Den, Fireplace, almost 2,500 square feet of developed living space, soaring 14' cathedral ceilings, new facing on Fireplace, Double Garage plus room for two more cars on paved front drive pad, fully developed Basement and an attached double front drive garage. This home has been lovingly upgraded/maintained from Top to BOTTOM! The following is a LIST of new or recently new upgrades include:: GRANITE countertops in Kitchen & Baths, 7 Skylights(YES 7 skylights-lots of all natural lighting), New Ensuite Bath highlighting an inviting Soaker Tub-(you deserve the best) and a fabulous showhome quality Separate Shower, Frosted glass windows, Custom top of the line Hunter Douglas rolling blinds, new garburator, new lighting package throughout the home, new kitchen cabinets, under counter lighting, recently new STAINLESS STEEL Appliances, full removal of Poly B plumbing lines at a cost of \$20,00 back in 2018, AIR CONDITIONING, central vacuum system, a true Laundry Room with an oversized deep Sink plus more storage. Seeing is Believing- come view this rare Gem of a home and see all these upgrades for yourself. The MAIN FLOOR::: features- Living Room with 14' ceilings, Kitchen, Dinette, Den, Primary Bedroom with 14' ceilings, 2nd Bedroom, New Ensuite Bath with a huge Skylight, large Deck with privacy just off the Kitchen, true Laundry Room with a deep Stainless Steel sink plus room for storage items. FULLY DEVELOPED BASEMENT FEATURING::: another Bedroom for guests with a 3 Piece Bath, a Family Room(room for a Ping Pong Table/Foosball/Crafts room, storage room, separate workshop/utility room. There are so many UPGRADES there isn't room enough to list them—its truly best to come and see this very special GEM of a home. Remember- there is RV parking. SEEING IS BELIEVING. FYI- the most recent sales have sold from \$700 to \$715,000 and didn't have a fraction of the upgrades this home has to offer. People who have recently bought have said- if they knew about this home- they would have gladly waited to Buy. This complex is age restricted- must be 21 years and older. The City of Calgary Southland Leisure Centre an awesome family venue, Glenmore Landing, Calgary Co-op and local shops are just but a few shopping experiences. This home has Quality, Value and Location--Book Your Showing Today!! RV PARKING too!!**

Inclusions: none
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











