



THE
A-TEAM

**RE/MAX
FIRST**

106 OAKBRIAR Close, Calgary T2V 5H2

MLS® #: **A2166229**

Area: **Palliser**

Listing Date: **09/16/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:
Lot Shape:

Access:
Lot Feat: **Lawn, Landscaped, Level**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,416**
Low Sqft:
Ttl Sqft: **1,416**

DOM

3
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow, Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Storage, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	12`0" x 4`11"
Bedroom	Main	9`11" x 13`0"
Dining Room	Main	11`3" x 10`9"
Living Room	Main	12`4" x 16`1"
Furnace/Utility Room	Basement	36`1" x 45`2"

Room	Level	Dimensions
4pc Ensuite bath	Main	9`7" x 13`8"
Breakfast Nook	Main	11`0" x 7`10"
Kitchen	Main	10`10" x 8`2"
Bedroom - Primary	Main	13`4" x 18`1"

Legal/Tax/Financial

Condo Fee:
\$562

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d17

Legal Desc: **8810368**

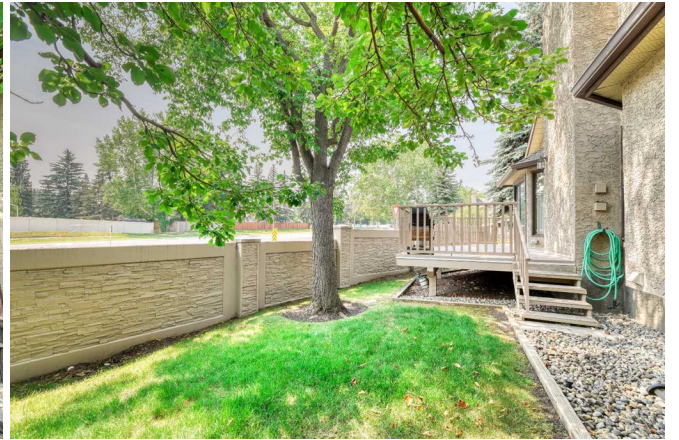
Remarks

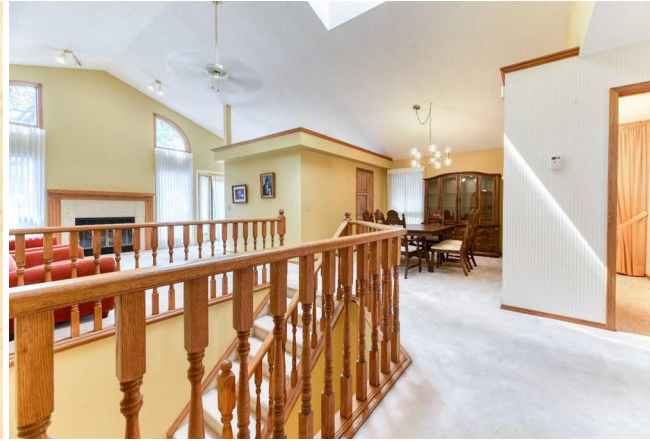
Pub Rmks: **106 Oakbriar Close SW: Bright and spacious bungalow villa in Briaroak Estates!! This one-owner home offers a lock-and-leave lifestyle in an adult community setting. The main level boasts soaring ceilings with a skylight which illuminates the foyer and open-rail staircase to the lower level. 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!**

Inclusions:
Property Listed By: **Vacuum System (sold "as is")
RE/MAX Real Estate (Central)**

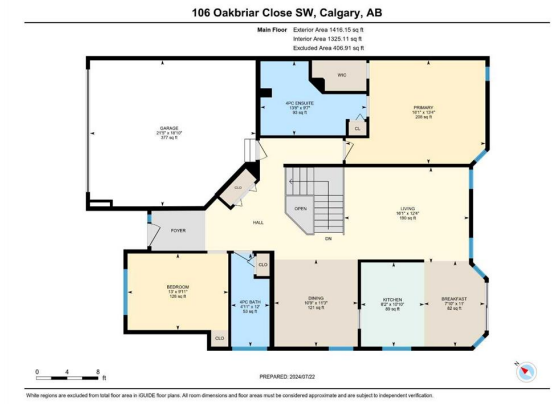
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











106 Oakbriar Close SW, Calgary, AB

Basement (Below Grade) Exterior Area 1311.24 sq ft
Interior Area 1224.28 sq ft



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

