

170 Oakbriar Close Calgary Alberta

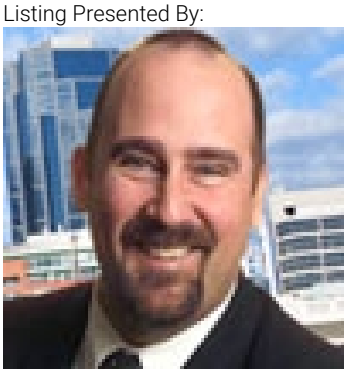
$695,000

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. (id:6769)

3pc Bathroom 1.89 M x 3.42 M
Bedroom 4.44 M x 5.93 M
Family room 9.63 M x 4.62 M
Storage 3.04 M x 7.98 M
Storage 3.58 M x 2.69 M
Furnace 4.45 M x 3.42 M
Other 1.47 M x 1.57 M
4pc Bathroom 2.78 M x 1.51 M
4pc Bathroom 3.75 M x 3.73 M
Bedroom 2.89 M x 3.69 M

Dining room 4.31 M x 2.29 M
Foyer 2.01 M x 2.30 M
Kitchen 4.97 M x 4.45 M
Laundry room 2.43 M x 2.70 M
Living room 4.31 M x 4.29 M
Office 3.02 M x 3.39 M
Pantry .59 M x 1.45 M
Primary Bedroom 4.27 M x 5.02 M
Other 2.23 M x 2.72 M

Listing Presented By:



Originally Listed by:
Sotheby's International Realty Canada

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