



# 178 Oakbriar Close Calgary Alberta

\$689,000

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. 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 De...

3pc Bathroom 9.00 Ft x 6.42 Ft

Bedroom 11.50 Ft x 11.42 Ft

Family room 16.58 Ft x 16.42 Ft

Furnace 19.42 Ft x 14.58 Ft

Storage 43.83 Ft x 11.25 Ft

Recreational, Games room 11.42 Ft x 11.08 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Living room 15.00 Ft x 13.42 Ft

Kitchen 12.67 Ft x 11.00 Ft

Dining room 10.58 Ft x 10.92 Ft

Den 10.08 Ft x 10.00 Ft

Primary Bedroom 16.50 Ft x 12.17 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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4pc Bathroom 10.50 Ft x 7.83 Ft

Bedroom 13.17 Ft x 9.67 Ft