



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3252 OAKWOOD Drive, Calgary T2V 0J9**

MLS®#: **A2139886**

Area: **Oakridge**

Listing Date: **06/13/24**

List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **-\$39k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Finished Floor Area

Abv Sqft: **1,667**  
Low Sqft:  
Ttl Sqft: **1,667**

Lot Information

Lot Sz Ar: **6,458 sqft**  
Lot Shape:

DOM

**17**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Level,Private,Rectangular Lot,Views**  
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`6" x 3`1"
4pc Bathroom	Main	7`1" x 9`2"
Kitchen	Main	15`10" x 9`1"
Hall	Main	9`3" x 11`0"
Hall	Main	7`5" x 2`10"
Bedroom	Main	11`6" x 12`7"
6pc Ensuite bath	Second	10`4" x 11`7"

Room	Level	Dimensions
Foyer	Main	5`6" x 7`11"
Dining Room	Main	15`10" x 12`0"
Living Room	Main	15`5" x 14`10"
Hall	Main	2`11" x 7`10"
Bedroom	Main	10`0" x 12`4"
Bedroom - Primary	Second	14`7" x 13`6"
Walk-In Closet	Second	6`9" x 7`6"

Hall  
Hall  
Storage  
4pc Bathroom

Second  
Basement  
Basement  
Basement

8`5" x 5`10"  
18`4" x 6`5"  
13`3" x 12`0"  
4`11" x 7`5"

Hall  
Bedroom  
Laundry  
Game Room  
Legal/Tax/Financial

Basement  
Basement  
Basement  
Basement

4`5" x 15`0"  
11`8" x 14`8"  
7`9" x 11`6"  
16`2" x 22`9"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**8026JK**

Remarks

Pub Rmks:

**Welcome to the beautiful and serene community of Oakridge. This stunning 1.5-storey, 4 Bedroom home welcomes you with a inviting front porch perfect to enjoy that morning cup of coffee. The open-concept design showcases stunning engineered hardwood flooring, large energy-efficient windows that flood the home with natural sunlight, and LED lighting creating a warm and inviting atmosphere. Culinary enthusiasts will adore the kitchen, complete with sleek stainless steel appliances, quartz countertops, a convenient kitchen island, and ample counter space for meal preparation. The dining and living space looks out on to your front porch and features a cozy gas fireplace and offers a great place for entertaining. 2 good sized bedrooms and a 4 piece bathroom complete this level. The Primary suite is hidden away and features a walk-in closet and a ensuite bathroom featuring double sinks, a glass shower, and freestanding tub. Head downstairs where the finished basement includes an additional bedroom, a spacious recreation room, a laundry area, and plenty of storage space to keep your home organized and clutter-free. Enjoy the outdoors in the expansive backyard which opens onto a well-maintained green space, providing a peaceful backdrop and ensuring privacy along with a private back deck perfect for entertaining, 2 car detached garage and additional parking pad. All this plus the location is close to walking trails, schools, glenmore park, stoney trail, shopping and so much more. Don't miss your chance to see this one today. You won't be disappointed.**

Inclusions:  
Property Listed By:

**Dishwasher, Dryer, Stove, Freezer, Garage Controls, Microwave Hood fan, Refrigerator, Stove, Washer, Window Coverings  
RE/MAX Landan Real Estate**

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













