



THE
A-TEAM

**RE/MAX
FIRST**

103 OAKSIDE Gate, Calgary T2V 4J5

MLS®#: **A2144137** Area: **Oakridge** Listing Date: **06/27/24** List Price: **\$895,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **7,039 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,739**
 Low Sqft:
 Ttl Sqft: **1,739**

DOM
5
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Low Maintenance Landscape,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cedar,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Garden,Playground,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Beamed Ceilings,Central Vacuum,Granite Counters,Kitchen Island,Skylight(s),Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	22`3" x 13`0"	Kitchen	Main	14`0" x 17`5"
Dining Room	Main	8`3" x 10`4"	Living Room	Main	21`7" x 12`11"
Foyer	Main	7`6" x 6`0"	Bedroom	Main	15`7" x 8`4"
Bedroom	Main	12`2" x 8`9"	Bedroom - Primary	Main	11`10" x 12`0"
3pc Ensuite bath	Main	7`7" x 4`7"	3pc Bathroom	Main	7`7" x 7`1"
Game Room	Lower	18`7" x 29`5"	Bedroom	Lower	15`6" x 11`8"
Bedroom	Lower	9`8" x 13`8"	Furnace/Utility Room	Lower	5`6" x 6`3"

Laundry Storage	Lower	8`10" x 7`10"	4pc Bathroom Storage	Lower	7`11" x 6`11"
	Lower	8`7" x 12`2"	Legal/Tax/Financial	Lower	11`11" x 12`2"

Title: **Fee Simple**
 Legal Desc: **7410215**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to your dream bungalow in Oakridge! Situated on a desirable corner lot, this beautifully updated home offers over 1700 sqft of spacious living on the main floor plus another 1400+ in the lower level. Boasting three bedrooms on the main level and two additional bedrooms in the fully finished basement, this home is perfect for families of all sizes. Step inside and be greeted by the warmth of hardwood floors throughout the main level, and natural light pouring in from two large skylights. The heart of the home is the renovated kitchen, featuring stunning granite countertops, a large island, a separate eating bar with storage below, and modern stainless steel appliances. The open concept design flows seamlessly into the expansive family room, where a cozy gas fireplace and views of the beautiful garden create a perfect gathering space. The primary bedroom is a lovely retreat, complete with a charming window seat overlooking the garden and a private 3-piece ensuite. The additional bedrooms are generously sized and share a beautifully updated bathroom. The basement offers new vinyl plank flooring throughout, providing a durable and stylish space for extra living quarters, 2 large bedrooms perfect for guests and a recreation area. Tons of storage with shelving and laundry room round out this lower level. Some of the additional highlights include oversized attached double garage, triple pane windows, new roof, upgraded insulation, and freshly painted exterior and fence. The home also features beautifully maintained gardens that add to the curb appeal and provide a serene outdoor space to enjoy. Don't miss the chance to make this meticulously updated and impeccably maintained bungalow your forever home. Located close to South Glenmore Park, you will have easy access to walking and bike trails around the reservoir and the bike pump track. With easy access to Stoney Trail nearby and the shops, dining, and services at Glenmore Landing just minutes away, convenience is at your doorstep. Schedule a showing today and experience the perfect blend of modern updates and timeless charm.**

Inclusions: **Garden shed, BBQ, Patio table + 5 chairs with cushions and umbrella**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











