



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 OAKCHURCH Place, Calgary T2V 4B5**

MLS®#: **A2153200**

Area: **Oakridge**

Listing Date: **07/27/24**

List Price: **\$1,400,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1975**

Finished Floor Area

Abv Sqft: **2,415**

Low Sqft:

Ttl Sqft: **2,415**

Lot Information

Lot Sz Ar: **9,200 sqft**

Lot Shape:

DOM

**53**

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **3 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Front Yard,Gentle Sloping,No Neighbours Behind,Level,Street Lighting,Underground Sprinklers,Paved,Pie Shaped Lot  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Gas Grill,Lighting,Private Yard,Rain Gutters**

Construction:

**Brick,Composite Siding,Concrete,Wood Frame**

Flooring:

**See Remarks**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **None**

Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Smart Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Second</b>	<b>17`9" x 13`3"</b>
<b>Living Room</b>	<b>Second</b>	<b>14`9" x 19`4"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 14`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>21`3" x 12`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`8" x 8`8"</b>
<b>5pc Bathroom</b>	<b>Third</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>17`9" x 8`2"</b>
<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`11" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

Zoning:

Fee Simple  
Legal Desc:

7410074

RC-1

Remarks

Pub Rmks:

For more information, please click on Brochure button below. Nestled in the serene community of Oakridge, this stunning property is perfect for a family seeking a blend of comfort and convenience. The home boasts a total of five bedrooms, with three located on the upper floor, one on the main floor that can easily double as a home office, and an additional bedroom in the basement, providing ample space for everyone. Situated in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of daily life. The backyard opens up to a lush green space, providing a picturesque view and direct access to an elementary school and a community center, making it an ideal location for families with children. Convenience is key with this home, as it is close to all essential amenities and the newly constructed ring road, ensuring easy commutes and access to various parts of the city. Whether you need to run errands, enjoy recreational activities, or commute to work, everything is within reach. One of the standout features of this property is the ongoing major renovation, offering you the unique opportunity to customize the home to your exact specifications. Imagine designing your dream kitchen, and creating a space that truly reflects your style and needs. The home has been stripped down to the original studs, construction is complete on the exterior and is at drywall phase on the interior. List of finishing specs available. This Oakridge gem is more than just a house; it's a place where you can create lasting memories with your family. Don't miss the chance to make this beautiful property your forever home.

Inclusions:  
Property Listed By:

n/a  
Easy List Realty

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



