



THE
A-TEAM

**RE/MAX
FIRST**

168 OAKCLIFFE Place, Calgary T2V 0J8

MLS® #: **A2158625**

Area: **Oakridge**

Listing Date: **08/17/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,372 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,544**
Low Sqft:
Ttl Sqft: **1,544**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Interior Lot,Landscaped,Level,Many Trees,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	10`0" x 5`6"
Bedroom	Main	9`10" x 10`6"
Bedroom - Primary	Main	11`4" x 14`4"
Family Room	Main	14`7" x 12`9"
Living Room	Main	18`5" x 12`5"
Bedroom	Basement	12`2" x 11`3"
Game Room	Basement	23`3" x 28`0"

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	14`3" x 10`5"
Dining Room	Main	12`0" x 9`11"
Kitchen	Main	14`10" x 10`0"
2pc Bathroom	Basement	5`4" x 4`6"
Family Room	Basement	8`3" x 12`1"
Storage	Basement	13`9" x 15`2"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

8026JK

R-C1

Remarks

Pub Rmks:

Rare Find in Oakridge! South Backing Bungalow with Modern Updates and Prime Location! Nestled in a serene cul-de-sac location in the highly sought-after community of Oakridge, this exceptional south-backing bungalow has been home to the seller for over 30 years! Spanning 1,544 sq. ft. above grade, with a fully finished basement, this home sits on a generous 58 ft x 110 ft treed lot, offering both space and privacy in a quiet, family-friendly neighborhood. Outdoor enthusiasts rejoice! Oakridge is located along the picturesque Glenmore Reservoir and the Weaselhead Natural Area, providing endless opportunities for boating, hiking, and nature exploration. Easy access to Stoney Trail makes weekend mountain getaways a breeze. Step inside to discover an inviting home with open-beam design and a sunken living room feature with a feature brick facing fireplace (gas insert but easily converted back to a wood burning) that exudes warmth and character. The kitchen is equipped with newer stainless steel appliances, quartz countertops, and ample storage. The spacious primary bedroom features a full ensuite bathroom, which was beautifully renovated in 2013. With three bedrooms on the main floor and a fourth in the basement, this home offers plenty of space for family and guests. The music room has sound dampening insulation added in the ceilings and walls for the musician of the family. The fully finished basement, renovated in 2015, includes a separate entrance from the back of the home, adding versatility for future potential. The south exposed backyard is a private oasis, shaded by mature trees and complete with a large deck, perfect for entertaining. Recent updates ensure peace of mind, including new shingles (2018), a new furnace and humidifier (2019), and modern renovations throughout. The home is ideally located near the Louis Riel Elementary & Junior High, home to the esteemed Science Program and GATE Program, making it an excellent choice for families that value academic excellence. Don't miss out on this rare opportunity to own a beautifully updated home in one of Oakridge's most desirable locations. Schedule your viewing today!

Inclusions:

N/A

Property Listed By:

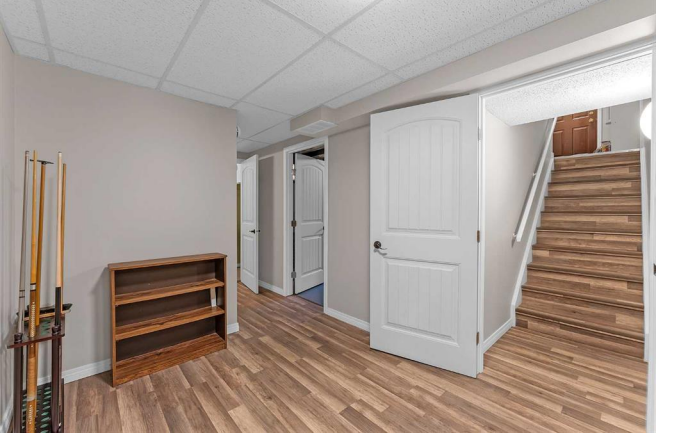
Real Broker

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

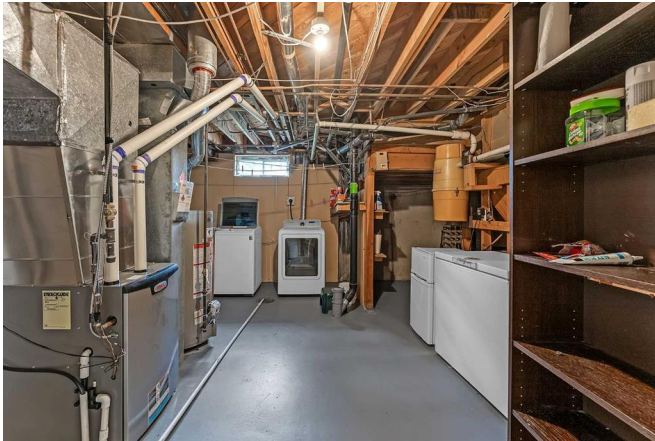












168 Oakcliff PI SW, Calgary, AB

Main Floor Exterior Area 1544.38 sq ft



PREPARED: 2024/08/16



White regions are excluded from total floor area in iGDCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

168 Oakcliff PI SW, Calgary, AB

Basement (Below Grade) Exterior Area 1404.32 sq ft



PREPARED: 2024/08/16



White regions are excluded from total floor area in iGDCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.