



THE
A-TEAM

**RE/MAX
FIRST**

104 OAKFIELD Place, Calgary T2V 0J2

MLS®#: **A2163712**

Area: **Oakridge**

Listing Date: **09/12/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **8,352 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,471**
Low Sqft:
Ttl Sqft: **1,471**

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Front Yard,Garden,Landscaped**
Park Feat: **Double Garage Detached,Driveway,Heated Garage,Off Street,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 14`3"	Kitchen	Main	17`4" x 10`8"
Dining Room	Main	10`10" x 10`3"	Bedroom - Primary	Main	13`7" x 12`0"
Bedroom	Main	12`0" x 9`11"	Bedroom	Main	9`11" x 9`6"
Den	Main	13`6" x 12`3"	Bedroom	Lower	11`2" x 8`2"
Den	Lower	10`2" x 7`7"	Game Room	Lower	14`4" x 12`8"

Office	Lower	12`8" x 10`0"	Exercise Room	Lower	13`1" x 12`10"
Laundry	Lower	12`10" x 11`8"	Storage	Lower	15`4" x 13`7"
Furnace/Utility Room	Lower	5`3" x 5`3"	3pc Bathroom	Lower	8`1" x 7`2"
4pc Bathroom	Main	7`1" x 6`11"	3pc Ensuite bath	Main	7`0" x 5`11"
Balcony	Main	23`3" x 18`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **8026JK**

Remarks

Pub Rmks: **CORNER LOT | MASSIVE BACKYARD | HEATED OVERSIZED DOUBLE DETACHED GARAGE | NEW CARPET & VINYL FLOORS | 2,700+ SQ FT OF LIVING SPACE (4 BED/3 BATH) | All in "OAKRIDGE" - a charming, well-established community known for its lush, tree-lined streets and proximity to the scenic Glenmore Reservoir. This family-friendly neighborhood boasts excellent schools, parks, and convenient access to shopping and recreational facilities! Make your way past the beautiful tree lined front yard and step inside where you'll find a layout that seamlessly combines comfort and functionality! On the front left side of the home, you'll find a generous living room with plenty of natural light. Adjacent is a cozy breakfast nook, perfect for morning meals or casual dining. The kitchen, located next to the nook, is designed for convenience with updated stainless steel appliances, ample counter space, and cabinetry for all your storage needs. Whether cooking for the family or hosting a dinner party, this kitchen is both practical and stylish. The central area of the home features an elegant dining room with a wood-burning fireplace as its focal point—an inviting space for family meals or entertaining guests. From here, step outside through the patio doors and enjoy easy access to the large backyard, perfect for outdoor activities, barbecues, or simply relaxing in the sun. On the far right side of the home, the primary bedroom offers a private retreat with a custom-built closet and a 3-piece ensuite bathroom. The two additional bedrooms on this floor are spacious and bright, offering plenty of room for family members or guests. An additional full 4-piece bathroom completes the main floor, ensuring everyone has their own space. Heading back through the foyer and on your way to the basement you'll notice you can separate the upper and lower floors with a door, offering privacy and flexibility for each level of the home. Downstairs, the fully finished basement provides an abundance of extra living space, ideal for a growing family or those who enjoy having a variety of spaces to work, play, and relax. It features a large recreation room, perfect for a home theater, game room, or gym. There is also an additional bedroom and 3-piece bathroom for guests. Additionally, there are 3 versatile dens that can serve as home offices or hobby rooms, along with a spacious laundry room and storage area, offering flexibility to suit your family's needs. Step outside to the large backyard, which backs directly onto a beautiful walking path and green space. The backyard is perfect for kids and pets to play or for relaxing in the peaceful surroundings. The heated oversized double detached garage is easily accessible from the backyard, providing plenty of storage and parking space for vehicles or outdoor equipment. With its thoughtful design, large living spaces, and prime location, this is the perfect place to call home. Don't miss the opportunity to make this exceptional property yours!**

Inclusions: **BBQ (sold "As Is, Where Is"), Lawnmower (sold "As Is, Where Is")**
 Property Listed By: **RE/MAX House of Real Estate**

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

















