



THE
A-TEAM

**RE/MAX
FIRST**

9308 26 Street, Calgary T2V 4G9

MLS®#: **A2164421**

Area: **Oakridge**

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

List Price: **\$824,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,311**
Low Sqft:
Ttl Sqft: **1,311**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **6,813 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped,Street Lighting,Private,Rectangular Lot,Secluded,Treed**

Park Feat:

Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Built-in Barbecue,Garden,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Kitchen Island,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	39`4" x 33`9"
Dining Room	Main	34`5" x 30`2"
Family Room	Lower	66`3" x 41`8"
Flex Space	Basement	50`6" x 33`9"
Laundry	Lower	25`7" x 17`5"
Bedroom	Upper	29`11" x 30`2"
Bedroom	Lower	32`6" x 29`6"

Room	Level	Dimensions
Breakfast Nook	Main	39`4" x 14`1"
Living Room	Main	61`4" x 41`0"
Foyer	Main	29`6" x 17`1"
Storage	Basement	33`2" x 33`9"
Bedroom - Primary	Upper	51`10" x 37`9"
Bedroom	Upper	29`11" x 29`6"
2pc Bathroom	Lower	0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

3pc Ensuite bath
Legal/Tax/Financial

Upper

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

7410215

Zoning:
R-C1

Remarks

Pub Rmks:

Take in the picture perfect exterior that this home has to offer with an unbeatable Oakridge location! From the brick column entranceway, MacIntosh apple tree in the yard to the immaculate landscape & pristine exterior, this home embodies pride of ownership throughout. One of the best features in this home is its floor plan. The unique desire of a 4-level split is the abundance of functionality and space provided in the home. You can enjoy and entertain on the main level or retreat to the lower and enjoy the open concept family room without going all the down to the basement. As you step inside, you'll find an open foyer that can easily accommodate guests and into an open living room showcased by a corner stone-faced fireplace, wall of windows, and skylight drawing in the natural light throughout the day. A formal dining room can be found around the corner that is well suited for hosting large gatherings and will take you through to an updated kitchen well equipped for the everyday. The kitchen boasts your espresso stained maple cabinetry, 5-burner gas stove, ample counter space and island, and a breakfast nook to enjoy those family breakfasts. This area boasts stunning full heights glass sliders that lead out to a private backyard retreat and deck. Open to below, you'll find a generous size family room highlighted by a brick-faced wood burning fireplace, wainscoting and custom built-ins. This area is sizeable also for a child's space play area or home office space. Completing this level, you'll find a 4th bedroom or ideal home office, powder room and fully equipped laundry room. There is side door access leading you to the oversized double heated garage. The upstairs hosts newly renovated bathrooms and 3 bedrooms featuring a master suite that can easily feel like a home away from home. This space provides you with a cozy fireplace, closet area and a newly renovated sleek 3pc ensuite. The basement offers ample storage space, a future bedroom or recreation room and an undeveloped area that can easily be renovated to make your own. The many features of this home includes triple pane windows, hot water tank (2022), roof (2015), furnace (2022), renovated bathrooms (2021), patio doors (2019), flooring, and painted exterior (2022). The backyard space looks straight out of a storybook magazine! The full size deck is surrounded by mature trees and shrubs, garden, bird bath and greenery space. Oakridge is one of Calgarys most desirable SW communities that you'll love to call home. This well established area sits steps away to walking and biking paths, Glenmore Park (block away), schools and many close by amenities such as shopping, restaurants and the recreation centre.. You'll find easy access off Stoney Trial and to Southland allowing for quick travels anywhere in the city.

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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











