

168 OAKTREE Lane, Calgary T2V 4E4

MLS®#: **A2164694** Area: **Oakridge** Listing Date: **09/12/24** List Price: **\$329,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
 Park Feat: **Stall**

DOM
7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Membrane,Other** Construction: **Aluminum Siding ,Stucco**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Hardwood**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Slab,Wood**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Beamed Ceilings,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 10`10"	Dining Room	Main	9`8" x 7`11"
Kitchen	Main	11`9" x 5`11"	4pc Bathroom	Main	
Bedroom - Primary	Lower	12`11" x 10`9"	Bedroom	Lower	10`9" x 8`5"
3pc Ensuite bath	Lower		Laundry	Lower	12`6" x 6`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$543

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7510584

Remarks

Pub Rmks: **Don't miss out on ONE OF THE BEST UNITS IN THE COMPLEX! This beautifully RENOVATED 2-bedroom with almost 1000 sq ft developed, 2-bathroom duplex offers comfort, style, and convenience. Highlights include 2 PARKING STALLS, CENTRAL A/C, and a PRIVATE FENCED BACKYARD. The main floor showcases stunning 12ft VAULTED WOOD CEILINGS with EXPOSED BEAMS, HARDWOOD flooring, and a WOOD-BURNING FIREPLACE with a STONE ACCENT WALL in the living room. The dining area is spacious, with room for a family-sized table and access to the back deck - perfect for a BBQ and a private sitting area overlooking the backyard and adjacent green space. The RENOVATED KITCHEN features STAINLESS-STEEL APPLIANCES, GRANITE COUNTERTOP, a tile backsplash, and a window with a view of the park. A renovated 4pc bathroom is located on this level. LARGE WINDOWS flood the space with NATURAL LIGHT. The lower level features two bedrooms, including a large master with an EXPOSED BEAM and ample room for a king-sized bed and dressers, as well as a second bedroom with its own 3pc ENSUITE bathroom. A laundry room, updated furnace, new 40 gal HWT, and additional storage complete this floor. This unit features 2 parking stalls near the front entrance and central A/C which is rarely found in this complex. Recent upgrades in this complex include NEW ROOFS, SOFFITS, EAVES, WINDOWS, and front and back doors. Nestled next to a green space, this home offers privacy and direct access to miles of walking paths. The location is ideal, with easy access to shopping, playgrounds, an off-leash dog park, Southland Leisure Center and the Glenmore Reservoir. Close proximity to Stoney Trail and public transportation adds to the convenience. This well-managed, DOG-FRIENDLY complex (with board approval) is perfect for first-time buyers and investors. Don't miss your chance to see it in person!**

Inclusions: N/A

Property Listed By: RE/MAX Landan Real Estate

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







