

404 OAKRIDGE Way, Calgary T2V 1T4

MLS®#:	A2187994	Area:	Oakridge	Listing Date:	01/16/25	List Price: \$799,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



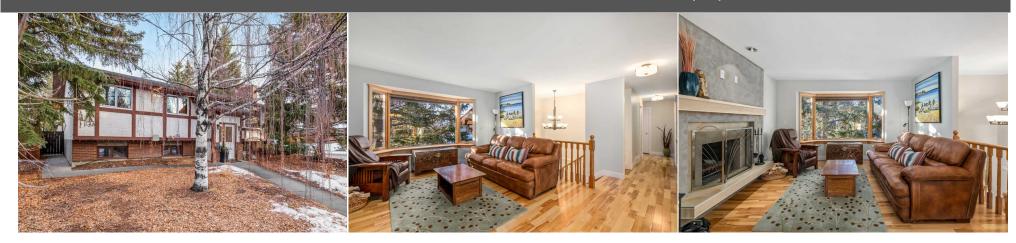
eneral Information	<u>n</u>			DOM	
ор Туре:	Residential			6	
ib Type:	Detached			<u>Layout</u>	
ty/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	5 (3 2)
ar Built:	1973	Abv Sqft:	1,667	Baths:	2.5 (2 1)
<u>t Information</u>		Low Sqft:		Style:	Bi-Level
t Sz Ar:	5,564 sqft	Ttl Sqft:	1,667		
t Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
cess:				-	
t Feat: Irk Feat:	Back Lane,Back Yard,Corner Lot,Street Lighting Double Garage Detached				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Heating: Forced Air Sewer:			Construction: Stucco,Wood Frame Flooring: Carpet,Ceramic Tile,Hardwood Water Source:						
Kitchen Appl: Int Feat:		Fnd/Bsmt: Poured Concrete Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings Bookcases,Central Vacuum,Chandelier,Granite Counters								
Utilities:	Room Information									
<u>Room</u>	Level	<u>Dimensions</u>	Room	Level	Dimensions					
2pc Bathroom	Main	4`11" x 6`2"	4pc Bathroom	Main	5`1" x 7`0"					
Bedroom	Main	10`6" x 10`3"	Dining Room	Main	13`1" x 12`4"					
Family Room	Main	11`10" x 15`4"	Foyer	Main	6`9" x 9`11"					
Kitchen	Main	16`5" x 24`4"	Living Room	Main	12`11" x 16`7"					
Mud Room	Main	11`5" x 16`4"	Bedroom	Main	8`5" x 11`7"					
Bedroom - Prim	ary Main	11`7" x 13`10"	3pc Bathroom	Basement	6`5" x 7`6"					
Bedroom	Basement	18`8" x 12`9"	Bedroom	Basement	9`11" x 11`1"					

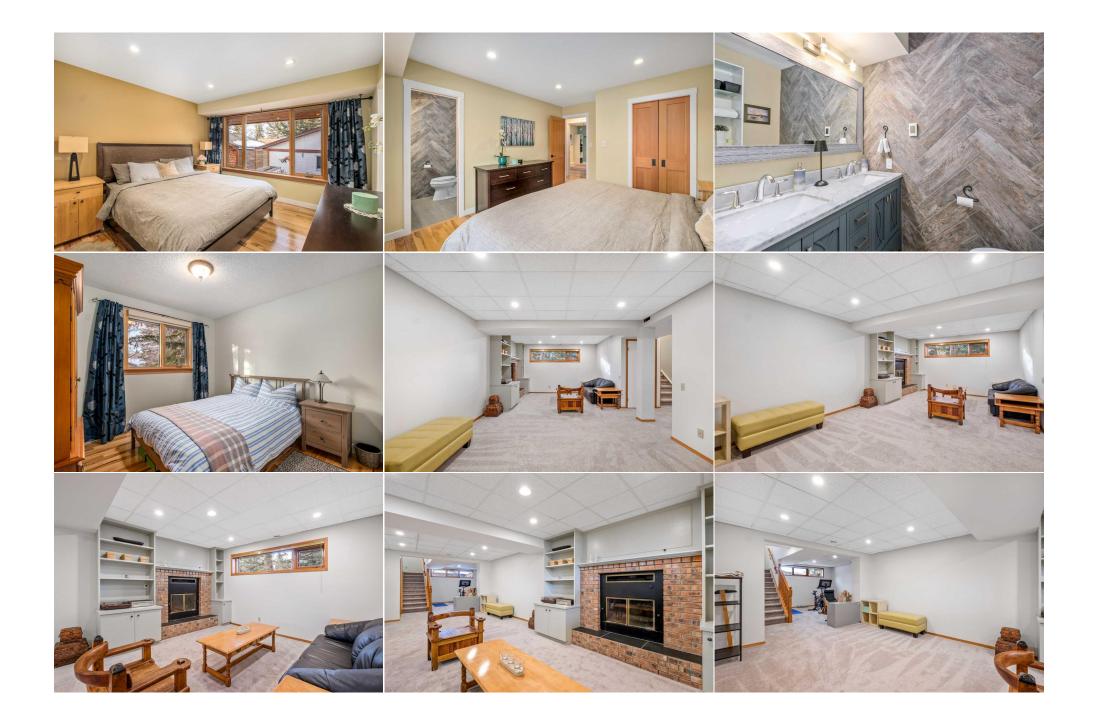
Exercise Room Game Room Furnace/Utility Room	Basement Basement Basement	14`1" x 16`0" 12`7" x 24`0" 13`0" x 15`4"	Laundry Furnace/Utility Room	Basement Basement	10`1" x 7`1" 4`8" x 4`9"	
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Title:		Zoning:				
Fee Simple Legal Desc:	1431LK	R-CG				
Legal Desc.	1431LK	F	emarks			
Pub Rmks: Inclusions: Property Listed By:	city's most desirable neighbourhoods. Situated on a large corner lot along a picturesque street, the property boasts easy access to the Glenmore Reservoir a Stoney Trail, making it perfect for nature lovers and commuters alike. The home features a spacious layout with two bedrooms upstairs, complemented by a that can easily double as a third bedroom, and two additional bedrooms downstairs. There are two full bathrooms and a convenient half-bath ensuite with d vanity, thoughtfully designed with granite countertops and heated floors for added comfort. The updated kitchen is a chef's dream, equipped with high-end appliances, ample cabinetry, and granite countertops that extend to the laundry room and ensuite bath. Lux windows, installed just a decade ago, fill the hor natural light, further enhanced by a large bay window in the living room. Cozy evenings are guaranteed with two wood-burning fireplaces, and the hardwood throughout add a touch of elegance and warmth. Updates include new carpet in the basement(2025), new drop ceiling, new electrical panel (2023), a moder furnace and hot water tank (both just two years old), and a central vacuum system installed in 2023. Outside, the beautifully maintained cedar deck and bac with gardening boxes offer a perfect retreat, while the gas line to the deck and oversized double detached garage provides convenience for entertaining and projects alike. Don't miss this opportunity to make this wonderful home in Oakridge your own, where charm, comfort, and convenience come together seam usions: BBQ					

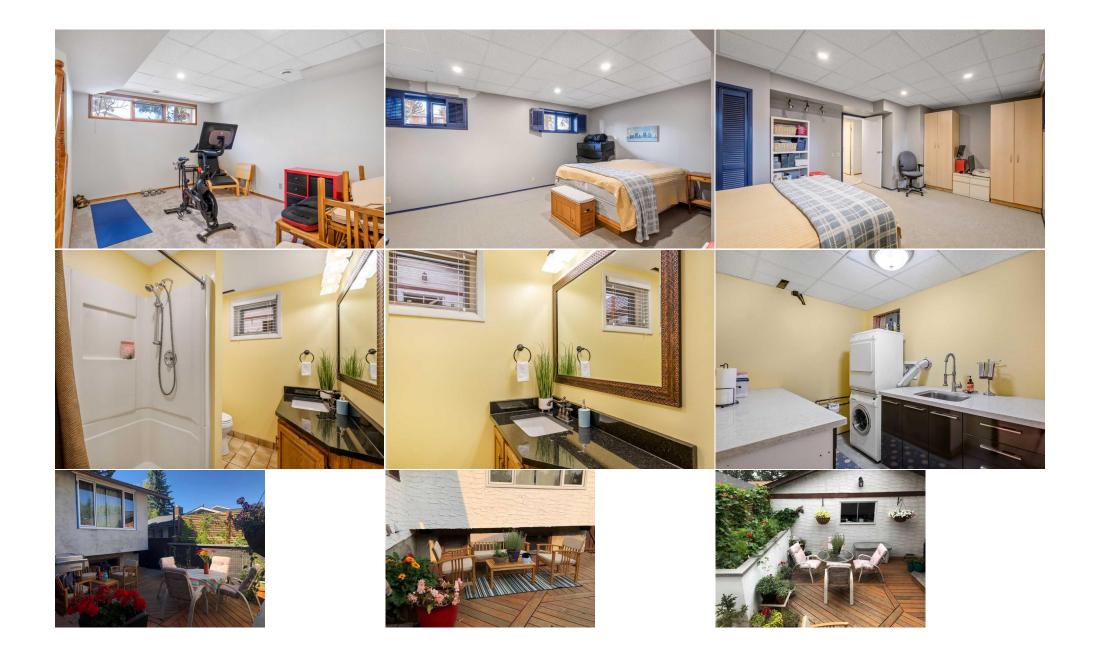
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















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