



THE A-TEAM

RE/MAX FIRST

124 OAKLAND Place, Calgary T2V 4M8

MLS #: A2198225 Area: Oakridge Listing Date: 03/07/25 List Price: \$1,000,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1977

Lot Information

Lot Sz Ar: 6,329 sqft
Lot Shape:

Finished Floor Area

Abv Sqft: 2,833
Low Sqft:
Ttl Sqft: 2,833

DOM

2
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind
Park Feat: Double Garage Attached, Driveway, Insulated

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Private Yard, Rain Barrel/Cistern(s)

Construction: Brick, Wood Siding
Flooring: Carpet, Ceramic Tile, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Int Feat: Central Vacuum, Chandelier, High Ceilings, Laminate Counters, Pantry, Sauna, Skylight(s), Vaulted Ceiling(s), Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Legal/Tax/Financial, Dimensions

Title: Fee Simple
Legal Desc: 7410818
Zoning: R-CG

Remarks

Pub Rmks: Welcome to this exquisite 4228 sq ft family estate home, located on a quiet cul-de-sac and backing onto green space. This property is truly unique with original

owners who built with Engineered Homes and made this their custom family home since the late 1970s. This lovely home welcomes you with two sets of French doors into your tiled entry way where you will be blown away by the large living space, which hosts a large front closet, is adorned with plush carpet, accented by soaring vaulted ceilings and two skylights. This place is perfect to have a formal living room, extensive library, or a great place for a grand piano. Directly to the front of the home is your south facing four-season sunroom, equipped with a wet bar and three large skylights. Making your way through the living space, you will find ample space for large gatherings in the formal dining room. Situated at the back of the house, overlooking your private backyard, is the galley kitchen and dining nook for everyday meals. Graced with patio doors to your back deck, this is a dream entertainment space and ready for summer BBQs! A generous family room, showcased by a beautiful brick fireplace, wood panelled walls, and sliding patio doors to your backyard. A gracious bedroom can ideally function as a home office, play room for kids, or perfect headquarters for your out of town guests. A side entry door and a large mud room with washer and dryer, complete this extensive main floor. Moving up the carpeted stairs, you will find your enormous master bedroom, highlighted by the north facing balcony, where you can watch the Stampede fireworks right from your bedroom! This master space has his and hers closets and a 5pc ensuite, with an extensive vanity. Completing this master is a generously sized flex room with a Juliet balcony overlooking the living room. This space is ready for your imagination! Two large sized secondary bedrooms share a true jack and jill bathroom, each with their own vanity for privacy. This second level is perfect for everyone to have their own unique space! The stunning family home is completed with a fully finished basement presenting another large bedroom and a 3pc bathroom equipped with a sauna. With a large recreation room, additional storage or craft room, and extensive mechanical room, this lower level has endless possibilities! To top it all off, this beautiful home has an insulated double garage finished with epoxy flooring (2023). Not only is this home owned by the original owners, thoughtful updates have been made throughout the years which include: five windows replaced (2001), two furnaces (2010), upstairs carpet (2011), sun room skylights (2014), garage door (2016), roof (2018), living room skylights (2018), patio doors (2023), and hot water tank (2023)! Backing onto green space, close to shopping, the Glenmore Reservoir, and Louis Riel School, this Oakridge Community home is ready to call yours!

Inclusions: **Fireplace Accessories, Rain Barrel, Trellis, Tree Stumps, All Attached Light Fixtures, Sauna, De-icing cables. ALL APPLIANCES, CENTRAL VACCUUM, AND WATER SOFTENER ARE SOLD AS-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













