

172 OAKCHURCH Place, Calgary T2V 4B5

MLS®#:	A2202950	Area:	Oakridge	Listing Date:	03/16/25	List Price: \$1,399,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray

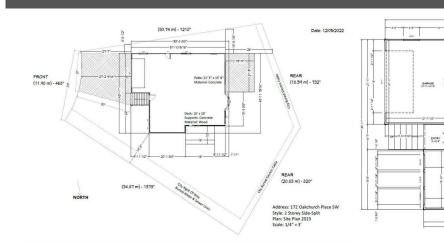
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Acce Lot F
Park

General Information				DOM	
Prop Type:	Residential			2	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Area		Beds:	4 (4)
Year Built:	1975	Abv Sqft:	2,415	Baths:	3.0 (3 0)
Lot Information		Low Sqft:		Style:	2 Storey Split
Lot Sz Ar:	9,200 sqft	Ttl Sqft:	2,415		
Lot Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2
Access:				5	
Lot Feat:	Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Front Yard,Gentle Sloping,Level,No Neighbours Behind,Paved,Pie Shaped Lot,Street Lighting,Underground Sprinklers				
Park Feat:	Double Garage At	ached			

Utilities and Features

	sphalt Shingle igh Efficiency,Forced Air,Natural Ga	15	Construction: Brick,Composite Siding,C Flooring:	Brick,Composite Siding,Concrete,Wood Frame				
	as Grill,Lighting,Private Yard,Rain	Gutters	See Remarks Water Source: Fnd/Bsmt: Poured Concrete					
Kitchen Appl: nt Feat: Jtilities:	None Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Smart Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data							
			Room Information					
Room	Level	<u>Dimensions</u>	Room	Level	Dimensions			
Kitchen	Second	17`9" x 13`3"	Dining Room	Second	17`9" x 8`2"			
Living Room	Second	14`9" x 19`4"	Bedroom	Third	10`5" x 14`0"			
Bedroom	Third	10`5" x 14`0"	Bedroom - Primary	Third	11`11" x 12`7"			
Family Room	Main	21`3" x 12`7"	Bedroom	Main	12`6" x 10`9"			
Laundry	Main	4`8" x 8`8"	4pc Bathroom	Main	0`0" x 0`0"			
5pc Bathroom	Third	0`0" x 0`0"	5pc Bathroom	Second	0`0" x 0`0"			
-			Legal/Tax/Financial					
Title		Zanina						

Fee Simple	RC-1
Legal Desc:	7410074
	Remarks
Pub Rmks: Inclusions: Property Listed By:	For more information, please click on Brochure button. Nestled in the serene community of Oakridge, this stunning property is perfect for a family seeking a blend of comfort and convenience. The home boasts a total of five bedrooms, with three located on the upper floor, one on the main floor that can easily double as a home office, and an additional bedroom in the basement, providing ample space for everyone. Situated in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of daily life. The backyard opens up to a lush green space, providing a picturesque view and direct access to an elementary school and a community center, making it an ideal location for families with children. Convenience is key with this home, as it is close to all essential amenities and the newly constructed ring road, ensuring easy commutes and access to various parts of the city. Whether you need to run errands, enjoy recreational activities, or commute to work, everything is within reach. One of the standout features of this property is the ongoing major renovation, offering you the unique opportunity to customize the home to your exact specifications. Imagine designing your dream kitchen, and creating a space that truly reflects your style and needs. The home has been stripped down to the original studs, construction is complete on the exterior and is at drywall phase on the interior. This Oakridge gem is more than just a house; it's a place where you can create lasting memories with your family. Don't miss the chance to make this beautiful property your forever home. n/a



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

9.710 9.4300 9.710

DINING ROOM

242-

2-1 14" 5-11 1/2"

a Toman

30×82 80

BEDROOM

Leundry Mud Room

il V

MAIN FLOOR PLAN

LMING

GAS FIREPLACE

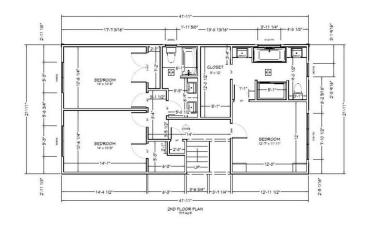
FAMILY 12-T'x 21-P

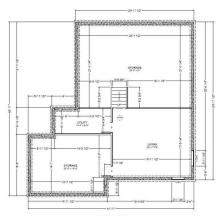
KITCHEN 22'+ 18-1"

Deck 16' × 10'

15-12

2.2





BASEMENT FLOOR FLAN







