

172 OAKCHURCH Place, Calgary T2V 4B5

MLS®#: **A2202950** Area: **Oakridge** Listing **03/16/25** List Price: **\$1,399,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary Finished Floor Area

 Year Built:
 1975
 Abv Sqft:

 Lot Information
 Low Sqft:

9,200 sqft Ttl Sqft: **2,415**

Access:

Lot Sz Ar:

Lot Shape:

Lot Feat: Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Level, No Neighbours

2,415

DOM

Layout

4 (4) 3.0 (3 0)

2

2 Storey Split

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1

Behind, Paved, Pie Shaped Lot, Street Lighting, Underground Sprinklers

Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle

Heating: High Efficiency, Forced Air, Natural Gas

Sewer:

Ext Feat: Gas Grill, Lighting, Private Yard, Rain Gutters

Construction:

Brick, Composite Siding, Concrete, Wood Frame

Flooring:
See Remarks
Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: None

Int Feat: Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Smart Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions** Second **Dining Room** Kitchen 17`9" x 13`3" Second 17`9" x 8`2" Second **Living Room** 14`9" x 19`4" **Bedroom** Third 10`5" x 14`0" Third **Bedroom - Primary** Third **Bedroom** 10`5" x 14`0" 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: Zoning:

Fee Simple Legal Desc:

7410074

n/a

Remarks

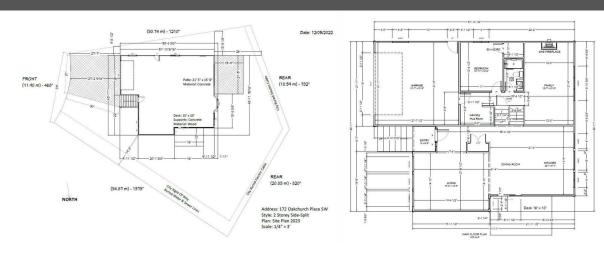
Pub Rmks:

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.

Inclusions:

Property Listed By: **Easy List Realty**

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



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