

81 White Oak Crescent SW Calgary, Alberta

MLS # A2319443



\$850,000

Division:	Wildwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,041 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Landscaped, F		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Hunter Douglas Blinds

THIS IS THE KIND OF WILDWOOD BUNGALOW PEOPLE WAIT FOR. Fully renovated, meticulously maintained and COMPLETELY MOVE-IN READY, this beautifully finished 5 BEDROOM, 2 BATHROOM home sits on an ELEVATED CORNER LOT with a MASSIVE WEST-FACING BACKYARD and OVERSIZED 24' X 24' DOUBLE GARAGE. The extensive renovation was completed only a few years ago and included ASBESTOS ABATEMENT, R40 blown-in attic insulation, NEW ELECTRICAL with LED pot lights, HIGH-EFFICIENCY FURNACE & ductwork, NEW HOT WATER TANK, NEW PLUMBING, VINYL WINDOWS, egress basement windows, updated exterior doors, CENTRAL VAC with kitchen toe kick, flat ceilings and more. Permits were pulled and approved through the City of Calgary. Inside, everything feels CRISP, COHESIVE AND INTENTIONAL. Original RED OAK HARDWOOD has been beautifully refinished to a modern tone and flows throughout the bright main level. Oversized baseboards, beautiful wainscoting, SOLID-CORE DOORS and carefully selected finishes bring character while keeping the home clean and contemporary. The CUSTOM KITCHEN was built onsite with ceiling-height cabinetry, spice pullouts, tray storage, garbage/recycling pullouts and exceptional pantry space. HIGH-END STAINLESS STEEL APPLIANCES, piano-black quartz countertops, under-cabinet LED lighting and a bespoke bronzed mirrored backsplash complete the space. THREE BEDROOMS UP share a sophisticated full bathroom with brushed brass finishes, wainscoting and HEATED FLOORS. Custom closets with LED motion lighting and approximately \$7,000 in HUNTER DOUGLAS HONEYCOMB BLINDS continue the attention to detail throughout. The FULLY FINISHED LOWER LEVEL offers TWO ADDITIONAL BEDROOMS with egress windows,

luxury carpet, a massive living and recreation area, another FULL BATHROOM WITH HEATED FLOORS, laundry room and excellent storage. Outside, the ELEVATED CORNER LOT is a standout. With an EAST-FACING FRONT and WEST-FACING BACKYARD, enjoy beautiful morning light at the front and afternoon and evening sun out back. MATURE TREES create wonderful privacy around the MASSIVE YARD, featuring a large poured-concrete patio, firepit area, custom cedar-panelled retaining wall, grassy space, newer fencing and gates. The OVERSIZED 24' X 24' DOUBLE GARAGE offers exceptional room for vehicles, storage and hobbies. Minutes from EDWORTHY PARK, the Bow River pathway system, schools, playgrounds, tennis courts, outdoor rinks and the Douglas Fir Trail, this is a rare combination of LOCATION, LOT AND CONDITION in one of Calgary's most desirable established communities. H-GO ZONING may also offer future redevelopment flexibility, subject to City approvals. Beautifully renovated without losing its original character, 81 White Oak Crescent is truly TURNKEY from top to bottom—inside and out.